

846-01
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THIS INSTRUMENT PREPARED BY:
WEATHINGTON & MOORE, P.C.
Post Office Box 310
Moody, AL 35004

Send Tax Notice To:
Dwight F. Gardner



20021230000649160 Pg 1/3 19.50
Shelby Cnty Judge of Probate, AL
12/30/2002 07:54:00 FILED/CERTIFIED

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Two Thousand Five Hundred and no/100 (\$2,500.00) DOLLARS** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **William Vernon Gardner, a married man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Dwight F. Gardner** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached thereto and made a part hereof by reference.

Subject to:

- 1) **Lack of ingress/egress.**
- 2) **Right of way, recorded in Deed Volume 250, page 426, in the Probate Office of Shelby County, Alabama.**

The herein conveyed property does not constitute any portion of the homestead of the grantor nor that of his spouse.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this
14th day of December, 2002.

William Vernon Gardner
William Vernon Gardner

STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that William Vernon Gardner whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of
December, 2002.

Betty S. League
Notary Public

My Commission Expires: 12-27-05

EXHIBIT "A"

A part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 33, Township 17 South, Range 1 East, and being more particularly described as follows:

Commence at the Southwest corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 33, Township 17 South, Range 1 East, thence run East along the South line thereof a distance of 276.50 feet to the point of beginning of the property described herein; thence continue along the last described course a distance of 275.85 feet; thence turn left $89^{\circ}53'53''$ and run North a distance of 318.01 feet; thence turn left $90^{\circ}52'52''$ and run West a distance of 275.85 feet; thence turn left $89^{\circ}06'46''$ and run South a distance of 314.26 feet to the point of beginning.

Situated in Shelby County, Alabama.