



20030327000184670 Pg 1/2 19.00
Shelby Cnty Judge of Probate, AL
03/27/2003 15:34:00 FILED/CERTIFIED

This instrument was prepared by:
CRITTENDEN-MARTIN
Attorneys at Law
813 Shades Creek Parkway, Suite 210
Birmingham, AL 35209

Please send tax notice to:
William Alan Hammond
304 Chestnut Lane
Alabaster, AL 35007

State of Alabama)
)
County of Shelby)
)
STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of the sum of **TEN DOLLARS (\$10.00)** and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Joan Hammond AKA Joan L. Hammond**, an **unmarried woman**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **William Alan Hammond**, an **unmarried man** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land to be known as Lot 19, Dogwood Forest Second Phase, said parcel being situated in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13, Township 21 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

From the southeast corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 13, run thence in a westerly direction along the south line of said $\frac{1}{4} - \frac{1}{4}$ section for a distance of 510.94 feet to the point of beginning of the parcel herein described; from the point of beginning thus obtained, continue in a westerly direction along the south line of said $\frac{1}{4} - \frac{1}{4}$ section for a distance of 485.08 feet to a point; then turn an angle to the right of $68^\circ 46' 27''$ and run in a northwesterly direction for a distance of 381.21 feet to the Southeast right of way line of a proposed road; thence turn an angle to the right of $89^\circ 59' 58''$ and run in a northeasterly direction along said southeast right-of-way line of said proposed road for a distance of 159.81 feet; thence turn an angle to the right of $62^\circ 17' 56''$ and run in a southeasterly direction for a distance of 628.92 feet to the point of beginning.

According to survey of Kenneth B. Weygand, RLS #11768, dated November 14, 1988.

Subject to easements, restrictions and reservations of record, if any.

Subject to ad valorem taxes due, if any, and for subsequent years not yet due and payable.

This conveyance was made pursuant to the Final Judgment of Divorce entered in the Circuit Court of Jefferson County, Alabama, Civil Action No. DR 02-2564 JGP and is subject to a first mortgage lien which the grantee herein hereby agrees to assume.

and timely pay.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NOT TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARE OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

TO HAVE AND TO HOLD the said above described property unto the said party of the second part,
together with all and singular the tenements, hereditaments and appurtenances thereunto belonging
or in anywise appertaining and unto his heirs and assigns forever.

Given under my hand and seal, this 21 day of March, 2003.

John Hammond (SEAL)
John Hammond

State of Alabama)
)
Jefferson County)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Joan Hammond AKA Joan L. Hammond**, whose name 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 21 day of March, 2003.

Amelia S. Jolley
Notary Public
My Commission Expires: 9/2/05