


WARRANTY DEED


20030710000438020 Pg 1/3 62.00
Shelby Cnty Judge of Probate, AL
07/10/2003 15:48:00 FILED/CERTIFIED

This instrument was prepared by
Steven R. Sears, attorney ✓
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notices to:

William R Gammon
235 Hwy 54
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of forty-five thousand dollars, net, to the undersigned grantors in hand paid, the receipt of which is hereby acknowledged, we: **GLENDA TERRELL**, an unremarried widow, of BX 506, Montevallo, AL 35115; **TARA KAY TERRELL**, an unmarried woman, of 10506 Hwy 22, Calera, AL 35040; **TOWANA TERRELL POSEY**, a married woman, of 10526 Hwy 22, Calera, AL 35040; **JAMES MILTON TERRELL**, a married man, of 142 8th St SW, Alabaster, AL 35007; **PASCHAL ALLEN TERRELL**, a married man, of 210 Ridgewood Drive, Daphne, AL 36526; **MARGARET ELLEN TERRELL CARSTENSEN**, a married woman, of 1828 21st Avenue, Calera, AL 35040; and **JENNIFER MILDRED TERRELL**, an unmarried woman, of BX 506, Montevallo, AL 35115, being all the heirs at law of Margaret Terrell, Milton Franklin Terrell and James Victor Terrell, do grant, bargain, sell, and convey unto **WILLIAM R GAMMON AND WIFE MARY F GAMMON**, of 235 Hwy 54, Montevallo, AL 35115, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the SE corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of §2, Twp 22S, R4W, and run W along the S line of a lot known as the former Robert Harper lot 156 $\frac{5}{8}$ feet to the point of beginning: Thence run N along the W line of said former Robert Harper lot 849 feet to the S line of the Montevallo-Tuscaloosa Public Road (Shelby County Highway 10); thence run W along said road 156 $\frac{5}{8}$ feet; thence run S and parallel with the W line of said former Robert Harper lot 849 feet to the S line of said 40 acres; thence run along said S line E 156 $\frac{5}{8}$ feet to the point of beginning, being situated in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of §2, Twp 22S, R4W. Less and except; Commence at the SW corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of §2, Twp 22S, R4W, and run thence S 89°41'54"E along the S line of said $\frac{1}{4}$ 1162 feet; thence run N 01°45'41"E 436.87 feet to the point of beginning: Thence run N 86°29'04"W 8.81 feet; thence run N 03°40'07"E 32.94 feet; thence run S 86°29'04"E 7.71 feet; thence run S 01°45'41"W 32.96 feet to the point of beginning. Said property has been assigned ad valorem tax parcel number 26 1 02 0001 049 000..

Source of title: A warranty deed from Herman Victor Stone and wife Mildred T Stone to Margaret B Terrell, Milton Franklin Terrell, and James Victor Terrell, jointly with right of survivorship, executed 03 April 1974 and recorded 03 April 1974 at deed book 286, page 170 of the Shelby County Probate Records. All signers hereof attest to the following: James Victor Terrell died a widower on 03 February 2001; Margaret B Terrell died a widow 09 September 2001, and Milton Franklin Terrell, the surviving grantee of the abovementioned deed, died intestate leaving Glenda Terrell as his widow on 23 February 2003, all without altering their ownership of the said land or placing or suffering any lien thereon. Grantors herein are all the heirs at law of the said Margaret B Terrell, Milton Franklin Terrell, and James Victor Terrell. Milton Franklin Terrell and James Victor Terrell were the only children Margaret B Terrell ever had; grantors James Milton Terrell, Paschal Allen Terrell, Margaret Ellen Terrell Carstensen, and Jennifer Mildred Terrell herein are the only children Milton Franklin Terrell ever had; and grantors Tara Kay Terrell and Towana Terrell Posey are the only children James Victor Terrell ever had.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

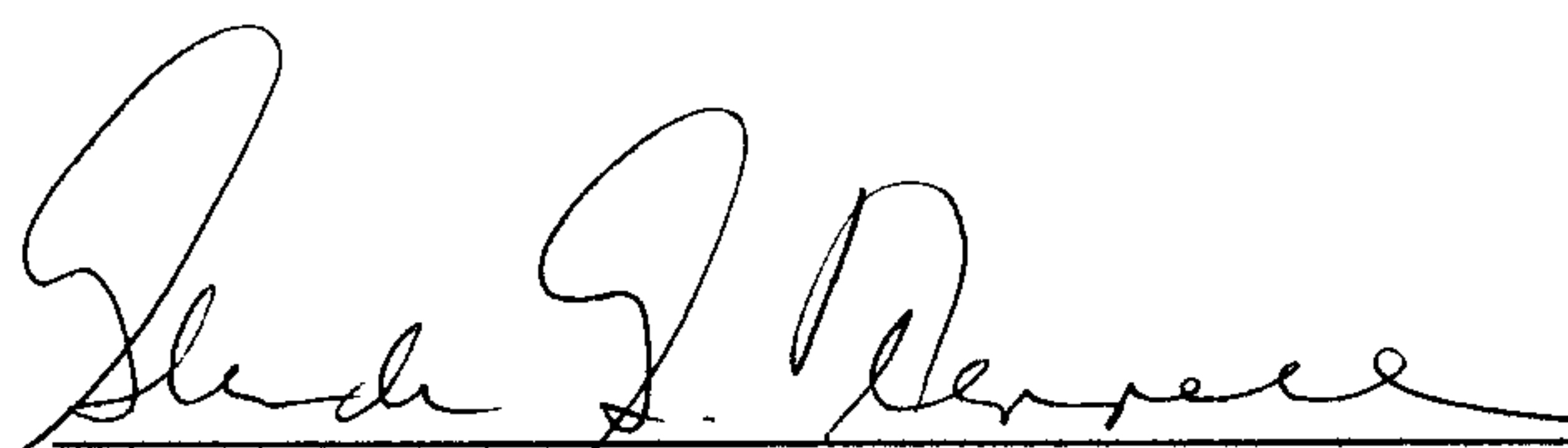
To have and to hold to the said grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

Glenda Terrell, Tara Kay Terrell, Towana Terrell Posey, James Milton Terrell, Paschal Allen Terrell, Margaret Ellen Terrell Carstensen, and Jennifer Mildred Terrell, do for themselves and for their administrators, heirs, and successors covenant with the said grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their administrators, heirs, and successors shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, we, GLENDA TERRELL, TARA KAY TERRELL, TOWANA TERRELL POSEY, JAMES MILTON TERRELL, PASCHAL ALLEN TERRELL, MARGARET ELLEN TERRELL CARSTENSEN, AND JENNIFER MILDRED TERRELL, have set our hands and seals, this 09 May 2003.

Witness:



 (Seal)
_____ **GLENDA TERRELL**

Tara Kay Terrell (Seal)
TARA KAY TERRELL

Towana Terrell Posey (Seal)
TOWANA TERRELL POSEY

James Milton Terrell (Seal)
JAMES MILTON TERRELL

Paschal Allen Terrell (Seal)
PASCHAL ALLEN TERRELL

Margaret Ellen Terrell Carstensen (Seal)
MARGARET ELLEN TERRELL CARSTENSEN

Jennifer Mildred Terrell (Seal)
JENNIFER MILDRED TERRELL

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **GLENDA TERRELL, TARA KAY TERRELL, TOWANA TERRELL POSEY, JAMES MILTON TERRELL, PASCHAL ALLEN TERRELL, MARGARET ELLEN TERRELL CARSTENSEN, AND JENNIFER MILDRED TERRELL**, whose names are signed to the foregoing conveyance, and who are (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 09 May 2003.

Steven R. Sears
Notary public

