

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE.

This form provided by

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

**SEND TAX NOTICE TO:**

(Name) Frankie James Overton

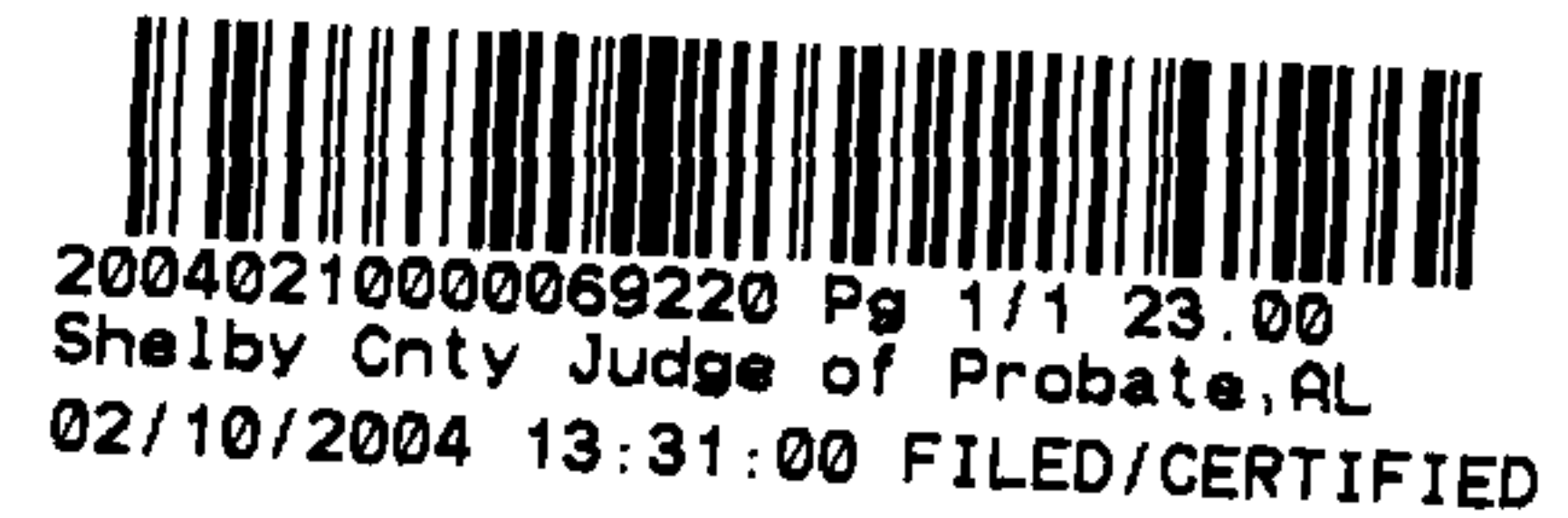
(Address) P.O. Box 64

Sterrett, Al. 35147

This instrument was prepared by:

Form 1-1-27 Rev. 4/99

**WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas**



STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twelve Thousand One Hundred Ten and 79/100 -----dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we ,

Phillip D. Baldwin and wife, Sandra G. Baldwin

(herein referred to as grantor, whether one or more), bargain, sell and convey unto

Frankie James Overton

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

Commence at the Southwest corner of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama, thence proceed North 51°46 minutes East for a distance of 806.2 feet to the point of beginning on the East right of way line of the Vandiver-Leeds Paved Highway; from this beginning point turn an angle of 57°44 minutes to the left and proceed North 5°58 minutes West along the East right of way of said highway for a distance of 150 feet; thence turn an angle of 84°05 minutes to the right and proceed North 78°07 minutes East for a distance of 76.6 feet; thence turn an angle of 88°50 minutes to the right and proceed South 13°03 minutes East for a distance of 100 feet; thence turn an angle of 63°28 minutes to the right and proceed South 50°25 minutes West for a distance of 106.25 feet to the point of beginning. The above described land is located in the Southwest Quarter of the Southwest Quarter of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

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 the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 9th

day of February, 2004.

\_\_\_\_\_(Seal) Phillip D. Baldwin \_\_\_\_\_(Seal)  
Phillip D. Baldwin  
\_\_\_\_\_(Seal) Sandra G. Baldwin \_\_\_\_\_(Seal)  
Sandra G. Baldwin  
\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)

STATE OF ALABAMA

Shelby COUNTY }

Melba P. Whitehead  
the undersigned authority

General Acknowledgement

My Commission Expires March 13, 2004

\_\_\_\_\_ a Notary Public in and for said County, in said State,

ereby certify that Phillip D. Baldwin and Sandra G. Baldwin

whose name s are signed to the foregoing conveyance, and who are 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 9th day of February A. D., 20<sup>04</sup>