

\$65,000

STATE OF ALABAMA

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS, that in consideration for the sum of Sixty Five thousand dollars and 00/100 dollars (\$65,000.00) to the undersigned, **Johnny Mack Baggette, Jr. and Christine Baggette**, husband and wife, hereinafter referred to as Grantors, in hand paid by **Dale Littleton, a married man, Damon Littleton and Deborah Littleton, husband and wife**, hereinafter referred to as Grantees, the receipt of which is hereby acknowledged, the said Grantors does by this present, grant, bargain, sell and convey UNTO SAID GRANTEES in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY COUNTY, ALABAMA, to wit:

A parcel of land situated in the South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of Section 16, Township 21 South, Range 3 West, described as follows: Commence at the Southwest corner of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 16 and go North 89 degrees 34 minutes 35 seconds East along the South boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  section 1169.56 feet; to the point of beginning; thence continue North 89 degrees 34 minutes 35 seconds East for 197.00 feet; thence North 5 degrees 09 minutes 35 seconds East for 630.12 feet to the South boundary of Big Oak Drive; thence South 88 degrees 51 minutes 40 seconds West along said boundary for 154.81 feet to the beginning of a curve to the right having a central angle of 1 degree 28 minutes 54 seconds and a radius of 2894.79 feet; thence Westerly along said curve 74.86 feet; thence South 2 degrees 12 minutes 10 seconds West for 625.83 feet to the point of beginning; situated in Shelby County, Alabama.

Subject however, to all covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record.

TO HAVE AND TO HOLD to the said Grantees in fee simple, and to the heirs and assigns forever, together with every contingent remainder and right of reversion.

And the said Grantors do for themselves and their heirs and assigns, covenant with and warrant to 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 herein; that they have a good right to sell and convey the same as aforesaid; that the said Grantors, their heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs, administrators, executors and assigns forever, against the lawful claims of all persons except ad valorem taxes for the current year and subsequent years, and restrictions, easements, ways and building setback lines for record, if any.

IN WITNESS WHEREOF, the said Grantors, **Johnny Mack Baggette, Jr. and Christine Baggette**, whom are duly authorized to execute this conveyance, have hereto set there signature this 8<sup>TH</sup> day of July, 2004.

**Johnny Mack Baggette, Jr. and Christine Baggette**

*Johnny Mack Baggette, Jr. Christine Baggette*

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that, **Johnny Mack Baggette, Jr. and Christine Baggette**, 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, they executed the same voluntarily, as their act, on the day of the same bears date.

Given under my hand and official seal on July, 8<sup>TH</sup>, 2004.

*Jackie P. Scott, Jr.*  
NOTARY PUBLIC  
Commission Expires: 2/06