

20050610000286530 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
06/10/2005 01:25:19PM FILED/CERT

Shelby County, AL 06/10/2005
State of Alabama

Deed Tax: \$5.00

60,000

WARRANTY DEED

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:

Jeffrey Thomas Gammon
303 Hwy 54
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of sixty thousand dollars, of which fifty-five thousand is the proceeds of a mortgage and note executed simultaneously herewith, to the undersigned grantors in hand paid, the receipt of which is hereby acknowledged, we: **WILLIAM R GAMMON AND WIFE MARY F GAMMON**, of 235 Hwy 54, Montevallo, AL 35115, do grant, bargain, sell, and convey unto our son **JEFFREY THOMAS GAMMON**, an unmarried man, of 303 Highway 54, Montevallo, AL 35115, 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.

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 grantee forever, together with every contingent remainder and right of reversion.

WILLIAM R GAMMON AND WIFE MARY F GAMMON, do for themselves and for their

administrators, heirs, and successors covenant with the said grantee, his 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 grantee, his heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, we, **WILLIAM R GAMMON AND WIFE MARY F GAMMON**, have set our hands and seals, this 07 June 2005.

Witness:

Steven Sears

Will R Gammon (Seal)
WILLIAM R GAMMON

Steven Sears

Mary F. Gammon (Seal)
MARY F GAMMON

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **WILLIAM R GAMMON AND WIFE MARY F GAMMON**, 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 07 June 2005.

Steven Sears
Notary public