



20050706000337420 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
07/06/2005 01:14:53PM FILED/CERT

Parcel I.D. #:

Send Tax Notice To: James Russell Alverson
P.O. Box 1324
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

5,000

Know all men by these presents, that in consideration of the sum of Five Hundred Dollars and 00/100 (\$500.00), the receipt of sufficiency of which are hereby acknowledged, that **VIVIAN STRICKLIN, a divorced woman**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **RUSSELL JAMES ALVERSON, a single man**, hereinafter known as the GRANTEE;

A Parcel of land situated in the West 1/2 of Section 3, Township 24 North, Range 13 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NE Corner of the SW 1/4 of the NW 1/4 of above said Section, Township and Range; Thence South 01 degrees 36' 38" West, a distance of 1,873.59; Thence North 90 degrees 00' 00" East, a distance of 798.27'; Thence North 00 degrees 00' 00" East, a distance of 250.00'; Thence North 00 degrees 03' 28" West, a distance of 244.10' to the POINT OF BEGINNING; Thence continue along the last described course, a distance of 230.77' to a point on the Southeasterly R.O.W. line of Shelby County Highway 20, 80' R.O.W.; Thence North 61 degrees 19' 10" East and along said R.O.W. line, a distance of 92.69'; Thence South 30 degrees 01' 37" East and leaving said R.O.W. line, a distance of 179.30'; Thence South 33 degrees 40' 02" West, a distance of 78.46'; Thence South 59 degrees 48' 33" West, a distance of 99.68'; Thence South 83 degrees 37' 50" West, a distance of 41.41' to the POINT OF BEGINNING. Said Parcel containing 0.73 acres, more or less.

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

This deed was prepared without the benefit of a title search, and a survey was performed by Rodney Y. Shiflett, AL Reg. # 21784, on or about 03 June, 2005. The legal description was provided by the GRANTOR.

TO HAVE AND TO HOLD to the said GRANTEE, together with every contingent remainder and right of reversion.



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And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 01 Day of July, 2004.2005.

Vivian Stricklin
VIVIAN STRICKLIN
GRANTOR

Shelby County, AL 07/06/2005
State of Alabama

Deed Tax: \$5.00

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Vivian Stricklin, a divorced woman*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 01 Day of July, 2005.

Clint C. Thomas
NOTARY PUBLIC
My Commission Expires: 26 March, 2008

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040