

STATE OF ALABAMA

*

COUNTY OF SHELBY

*

WARRANTY DEED

*

5,000 N. L. B



20080229000082410 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
02/29/2008 10:36:03AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Five Hundred and NO/100 (\$500.00) Dollars and other good and valuable consideration to the undersigned, Nettie Smith aka Nettie L. Goodwin, and husband, Gray D. Goodwin herein referred to as Grantors, in hand paid by Sean Moore, a man man herein referred to as Grantee, the receipt of which is acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Southeast Corner of the NE1/4 of the SE1/4. Section 1, T-21S. R-1E; thence run northerly along the east boundary of said 1/4 14 for 160.55 feet; thence turn an angle of 90 degrees 05 minutes 30 seconds to the left and run 312.31 feet to a point; thence turn an angle of 89 degrees 01 minute to the right and run northerly for 250.00 feet to the point of beginning; thence turn an angle of 89 degrees 01 minute to the left and run 73.55 feet to a point: thence turn an angle of 89 degrees 01 minute to the right and run 31.00 feet to a point: thence turn an angle of 14 degrees 27 minutes 04 seconds to the right and run 189.28 feet: thence turn an angle of 75 degrees 17 minutes 10 seconds to the right and run 124.00 feet. thence turn an angle of 89 degrees 39 minutes 46 seconds to the right and run 150.00 feet to a point; thence turn an angle of 90 degrees to the right and run 99.27 feet to a point; thence turn an angle of 89 degrees 24 minutes to the left and run 65.08 feet to the point of beginning. Said parcel is lying in the NE 1/4 of the SE1/4, Section 1, T-21S. R-1E, and contains 0.60 acre.

This conveyance is prepared without benefit of title examination by the Preparer.

The herein Grantor, Nettie Smith aka Nettie L. Goodwin reserves a life estate in the above described property.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever; it being the intention of the parties to this conveyance that the interest in fee simple shall pass to the heirs and assigns of the Grantee herein.

And the Grantors do for themselves and for their heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all persons except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the undersigned Grantors have hereunto set their hands and seals this the 21 day of June, 2002.

Nettie Smith
Nettie Smith

Nettie L. Goodwin
Aka Nettie L. Goodwin

Gray D. Goodwin
Gray D. Goodwin

STATE OF ALABAMA,
SHELBY COUNTY.

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I, the undersigned authority, in and for said County, in said State, hereby certify that, Nettie Smith aka Nettie L. Goodwin, a married woman whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of June, 2002.

Judith C. Lawrence

NOTARY PUBLIC
My Commission Expires: 5/24/2003

STATE OF ALABAMA,
SHELBY COUNTY.

I, the undersigned authority, in and for said County, in said State, hereby certify that, Gray D. Goodwin, a married man whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21 day of June, 2002.

Willie Frances Perkins

NOTARY PUBLIC
My Commission Expires:

This document prepared by:

Mitchell & Graham, PC
P. O. Drawer 307
Childersburg, Alabama 35044

Shelby County, AL 02/29/2008
State of Alabama

Deed Tax: \$5.00

Please Send Tax Notice To:
Sean Moore