

20080303000085920 1/1 \$110.00
Shelby Cnty Judge of Probate, AL
03/03/2008 02:21:44PM FILED/CERT

98,740.00
R.M.B.

STATE OF ALABAMA

COUNTY OF SHELBY

Warranty Deed

Know all Men by these Presents: That, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to her in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **SARA WYATT BUCKNER**, widow of **RICHARD R. BUCKNER**, deceased (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **RICHARD M. BUCKNER**, a single man (herein referred to as "Grantee") the following described real estate situated in Shelby County, Alabama, to-wit:

Commencing at the SW corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 36, Township 21 South, Range 3 West, thence North along the West line of said Quarter Section 1,091 feet to the point of beginning of the lot herein conveyed; thence East 420 feet, thence South 210 feet, thence West 420 feet, thence North to the point of beginning, except public road rights of way. Containing 2 acres more or less, and being situated in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 36, Township 21 South, Range 3 West.

Source of Title: SARA WYATT BUCKNER, is the surviving Grantee of joint tenants with right of survivorship named in that certain deed recorded in Deed Book 174 Page 1 in the Probate Office of Shelby County, Alabama, on July 12, 1955. Her husband, **RICHARD R. BUCKNER**, is deceased.

To Have and To Hold the aforegranted premises to the said Grantee, his heirs and assigns forever.

And the said Grantor does, for herself, her heirs and assigns, covenant with said Grantee, his heirs and assigns, that she is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and her heirs and assigns shall **Warrant and Defend** the premises to the said Grantee, his heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set her hand and seal this the 29th day of February, 2008.

Shelby County, AL 03/03/2008
State of Alabama

Deed Tax: \$99.00

STATE OF ALABAMA

COUNTY OF SHELBY

Sara Wyatt Buckner {L.S.}
SARA WYATT BUCKNER

[Signature]
ATTORNEY IN FACT FOR
SARA WYATT BUCKNER

I, the undersigned notary public, in and for said county and state, hereby certify that **SARA WYATT BUCKNER**, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 29th day of February, 2008.

[Signature]
Notary Public
My commission expires

BLOISE ALAN ZEIGLER
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
May 07, 2008

SEND TAX NOTICE TO: Richard M. Buckner
752 Highway 107
Montevallo, AL 35115-5538

This instrument prepared by:

Alan Zeigler
Zeigler Law Firm ^{LLC}
1776 Independence Court, Suite 304
Birmingham, AL 35216

NOTE: THE PREPARER OF THIS INSTRUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED TITLE AND DOES NOT HEREBY GIVE AN OPINION WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN