

THIS INSTRUMENT PREPARED BY:  
BOARDMAN, CARR, HUTCHESON & BENNETT, P.C.  
400 BOARDMAN DRIVE  
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:  
Charles Fant  
205 Mildred Street  
Columbiana, Alabama 35051

STATE OF ALABAMA )

**GENERAL WARRANTY DEED**

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Thirty-Five Thousand and 00/100 (\$135,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Kay Wilson, Joy Porter and Jan McNorton, all married individuals**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Charles Fant and Hailey Fant, husband and wife**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

A part of the Southwest 1/4 of the Northwest 1/4 of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 25 and run North 2 deg. 06 min. 62 sec. West along the West line of said Section 25 a distance of 584.63 feet to the Southerly line of Mildred Street; thence North 69 deg. 29 min. 37 sec. East along the Southerly line of Mildred Street a distance of 141.97 feet to the point of beginning; thence continue North 69 deg. 29 min. 37 sec. East along said Mildred Street a distance of 233.80 feet; thence South 6 deg. 00 min. 52 sec. East leaving Mildred Street a distance of 285.06 feet; thence South 85 deg. 22 min. 08 sec. West a distance of 168.71 feet; thence North 1 deg. 29 min. 52 sec. West a distance of 80.64 feet; thence South 85 deg. 16 min. 25 sec. West a distance of 43.28 feet; thence North 14 deg. 23 min. 43 sec. West a distance of 112.77 feet to the point of beginning.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$108,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

**Subject property does not constitute the homestead of the grantors herein or their spouses, as defined by the Code of Alabama.**

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.



IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 14th day of May, 2008.

Kay Wilson  
Kay Wilson

Joy Porter  
Joy Porter

Jan McNorton  
Jan McNorton

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Kay Wilson, a married individual, Joy Porter, a married individual, and Jan McNorton, a married individual, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 14th day of May, 2008.

Cause Rosco  
NOTARY PUBLIC  
My Commission Expires: 3/26/10