



20100624000200400 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
06/24/2010 11:19:12 AM FILED/CERT

This Instrument Was Prepared By:

DON HAMLIN, P.C.
1902 Cogswell Avenue
Pell City, AL 35125

Send Tax Notice To:

Fred W. Ledford

WARRANTY DEED

STATE OF ALABAMA*
COUNTY OF SHELBY *

KNOW BY ALL MEN THESE PRESENTS,

That in consideration of Five Thousand and no/100 Dollars (\$5,000.00) and other valuable considerations, to the undersigned Grantor, , in hand paid by the Grantee herein, the receipt whereof is acknowledged, I , **PAM CALLAWAY**, a widow, (hereinafter referred to as GRANTOR), do grant, bargain, sell and convey unto **FRED LEDFORD**, a single man, (hereinafter referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel in the Northeast Quarter of the Northeast Quarter of Section 2, Township 19 South, Range 2 East in Shelby County, Alabama and being more particularly described as follows:

Commence at the Intersection of the north right-of-way of Shelby County Highway #466 and the East right-of-way of Alabama Highway #53 (U.S. highway #231, 100' right-of-way) and run North 21' 09' 40" East along the chord of the East right-of-way of Alabama Highway 25 for 292.38 feet to an existing 1/2" rebar, thence (leaving right-of-way) run South 76' 17' 50" East for 219.95 feet to a 5/8" rebar set at the Point of Beginning, thence continue South 76' 17' 50" East for 219.95 feet to an existing 1/2" rebar thence North 18' 20' 25" East for 199.69 feet to an existing 1/2" rebar, thence North 76' 14' 55" West for 220.08 feet to a 5/8" rebar set, thence South 18' 17' 55" West for 199.86 feet to the Point of Beginning. The above containing 1.01 acres more or less.

The above description taken from the survey of Derrol D. Luker, LS # 23006.

GRANTEE DECLINED TITLE SEARCH.

NO TITLE INSURANCE REQUESTED.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever and I do for myself and for my heirs, executors and administrators, covenant with said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I shall and my 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.

Warranty Deed

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IN WITNESS WHEREOF, I have hereunto set my hand and seal this 24th day of June, 2010

Pam Callaway
PAM CALLAWAY
Grantor

STATE OF ALABAMA
COUNTY OF TALLADEGA

*** GENERAL ACKNOWLEDGMENT ***

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that, **PAM CALLAWAY**, did personally appear before me and after being informed of the contents of the above and attached Conveyance, she did execute the above and attached Conveyance voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of June, 2010.

Donna L. Gardner
Notary Public
My Commission Expires: 1-25-2011