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Shelby Cnty Judge of Probate, AL
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INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

This instrument was prepared by

Mitchell A. Spears, Attorney at Law

P.O. Box 119

205/665-5102

Montevallo, AL 35115-0091

205/665-5076

Send Tax Notice to: Virginia Dale Hawkins

(Address) P. O. Box 1646

Calera, AL 35040

Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TEN THOUSAND and 00/100 (\$10,000.00) DOLLARS** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **JANEY WRIGHT, an unmarried woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **VIRGINIA DALE HAWKINS** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

A parcel of land in the SW ¼ of the NE ¼ of Section 10, Township 24 North, Range 13 East described as follows:

Begin at the SW corner of the SW ¼ of the SW ¼ of the NE ¼ of Section 10, Township 24 North, Range 13 East, and travel East 450 feet to point of beginning. Travel 210 feet East, then 210 feet North, 210 feet West, then 210 feet South to point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

- Property taxes accruing for 2010 and subsequent years.
- Any and all mineral and mining rights which are reserved by others.
- Exception is made in relation to appropriate means of ingress and egress to and from said parcel.

SOURCE OF TITLE: Instrument Number 1992-25305.

WITHIN THE ABOVE REFERENCED SOURCE OF TITLE, THE GRANTOR HEREIN AND HUSBAND, DON WRIGHT, WERE THE GRANTEES IN RELATION TO SAID PROPERTY. DON WRIGHT DECEASED ON OR ABOUT MAY 9, 1996, AND JANEY WRIGHT SURVIVED HIM, WITH SAID SOURCE OF TITLE HAVING VESTED IN SAID GRANTOR ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY BY VIRTUE OF RIGHT OF SURVIVORSHIP.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or its heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or its heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 14th day of June, 2010.

Janey Wright
JANEY WRIGHT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **JANEY WRIGHT**, 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 same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of June, 2010.

[Signature]
Notary Public
My commission expires: 8/13/13