

WARRANTY DEED


20110411000110660 1/3 \$140.00
Shelby Cnty Judge of Probate, AL
04/11/2011 10:09:53 AM FILED/CERT

THE STATE OF ALABAMA, SHELBY COUNTY GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred and Twenty Thousand and 00/100 Dollars (\$120,000.00), the undersigned, **Richard Bruce Cantrell, George Randall Cantrell, Amos Walter Cantrell and Dolores Virginia Cantrell**, hereinafter referred to as **Grantors**, have granted, bargained, and sold, and by these presents do hereby grant, bargain, sell and convey unto **Jessie Yarbrough and wife, Wanda Yarbrough**, hereinafter referred to as **Grantees**, in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

The South one-half of Lot No. 4 of Murphy's Fish Camp Subdivision, according to a map or plat of said Subdivision, as recorded in Map Book 3, at Page 72, in the office of the Judge of Probate of Shelby County, Alabama, said Subdivision being situated in the South one-half of SE ¼ of Section 2, Township 24 North, Range 15 East. (Reference: Instrument No. 1993-25129)

This conveyance is made subject to: (1) Riparian and other rights created by the fact that the subject property fronts on Lay Lake, and (2) Easements, rights-of-way, release of damages, and rights in connection therewith granted to Alabama Power Company in Deeds Volume 48, Page 539; Volume 52, Page 178; Volume 133, Page 251; Volume 143, Page 451, and Volume 237, Page 447.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have good right to sell and convey the said premises; that the Grantors and the heirs, executors, and administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have here unto set their hand and seal this the 7th day of April, 2011.

Richard Bruce Cantrell
RICHARD BRUCE CANTRELL

State of Alabama)
County of Shelby)

I, the undersigned, a Notary Public for said County and said State hereby certify that **Richard Bruce Cantrell** whose name is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 7th day of April, 2011.

Casey Sealey
NOTARY PUBLIC

My Commission expires: May 9, 2012 **My Commission Expires On**



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George Randall Cantrell
GEORGE RANDALL CANTRELL

State of Alabama)
County of Shelby)

I, the undersigned, a Notary Public for said County and said State hereby certify that **George Randall Cantrell** whose name is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 7th day of April, 2011.

Casey Sealey
NOTARY PUBLIC

My Commission expires: May 9, 2012 **My Commission Expires On**

George Randall Cantrell
**AMOS WALTER CANTRELL, by and
through his Attorney in Fact, GEORGE
RANDALL CANTRELL**

State of Alabama)
County of Shelby)

I, the undersigned, a Notary Public for said County and said State hereby certify that **George Randall Cantrell** whose name is signed to the foregoing Warranty Deed as **Attorney in Fact** for **Amos Walter Cantrell**, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 7th day of April, 2011.

Casey Sealey
NOTARY PUBLIC