

\$ 5,000.00

This instrument was prepared without
benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:
15178 Hwy 43
Vandiver, AL 35176

WARRANTY DEED

STATE OF ALABAMA



20110718000207790 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
07/18/2011 10:00:42 AM FILED/CERT

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Mary Ann Fincher, married (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Clara Gossett (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

PARCEL 3:

Commencing at the Northwest Corner of the Northeast quarter of the Southeast quarter of Section 12, Township 18 South, Range 1 East, Shelby County, Alabama; thence South 1 deg. 04 min. 25 sec. West, a distance of 210.71 feet to the POINT OF BEGINNING; thence North 89 deg. 05 min. 38 sec. West, a distance of 51.87 feet; thence South 1 deg. 04 min. 25 sec. West, a distance of 420.23 feet; thence South 89 deg. 46 min. 22 sec. East, a distance of 51.87 feet; thence North 1 deg. 04 min. 25 sec. East, a distance of 210.08 feet; thence South 89 deg. 01 min. 53 sec. East, a distance of 209.92 feet; thence North 1 deg. 01 min. 27 sec. East, a distance of 209.76 feet; thence North 89 deg. 05 min. 38 sec. West, a distance of 209.74 feet to the POINT OF BEGINNING; said described tract containing 1.51 acres, more or less.

ALSO, an easement for ingress and egress over the following described property: Commencing at the Northwest Corner of the Northeast quarter of the Southeast quarter of Section 12, Township 18 South, Range 1 East, Shelby County, Alabama for the POINT OF BEGINNING; thence South 1 deg. 04 min. 25 sec. West, a distance of 210.71 feet; thence South 89 deg. 05 min. 38 sec. East, a distance of 209.74 feet; thence North 1 deg. 01 min. 27 sec. East, a distance of 210.23 feet; thence North 88 deg. 57 min. 52 sec. West, a distance of 209.56 feet to the POINT OF BEGINNING; said described tract containing 1.01 acres, more or less.

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.


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

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and

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State of Alabama
Deed Tax: \$5.00

administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 18th day of July, 2011.

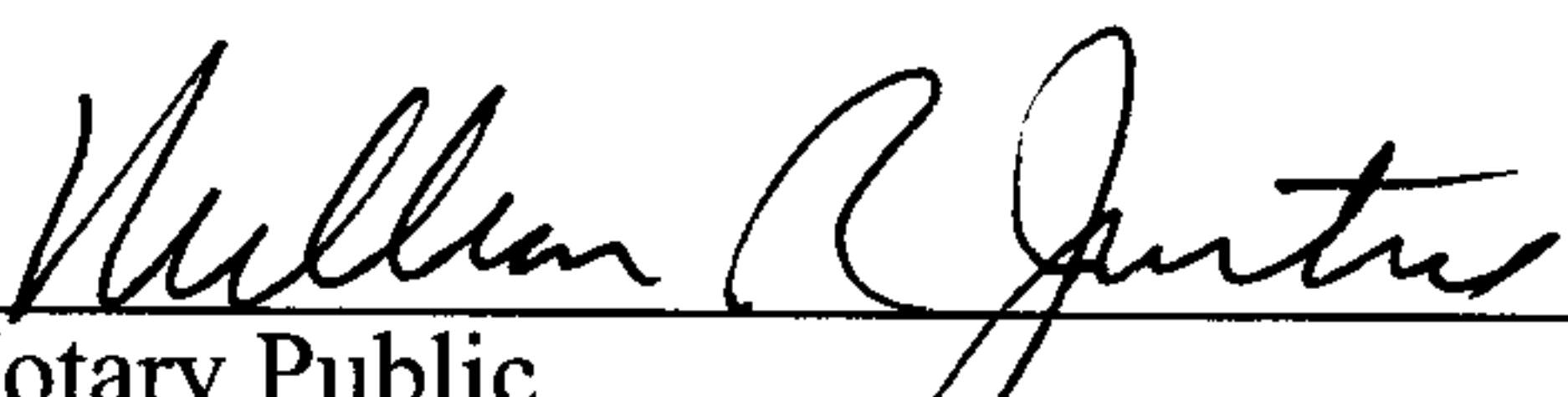

Mary Ann Fincher

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary Ann Fincher, 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 official seal this 18th day of July, 2011.


Notary Public