

STATE OF ALABAMA

*

WARRANTY DEED

COUNTY OF SHELBY

*

*


20111024000316470 1/2 \$21.50
Shelby Cnty Judge of Probate, AL
10/24/2011 01:05:00 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Six Thousand Five Hundred and NO/100 (\$6,500.00) Dollars and other good and valuable consideration to the undersigned, Patricia Henson, a widow herein referred to as Grantor, in hand paid by Katie Thomas, a widow referred to as Grantee, the receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the SW 1/4 of the NW 1/4 of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama and being more particularly described as follows:

Begin at the Southwest corner of Lot 23, The Willows, Phase 1, as recorded in the Probate Office of Shelby County, Alabama in Map Book 27, Page 62, said point being on the northeasterly right-of-way of Shelby County Highway #83; thence along said right-of-way with a curve turning to the left with an arc length of 97.61', with a radius of 2025.85', with a chord bearing of S 55 deg 48' 45" E, with a chord length of 97.60'; thence N 69 deg 51' 07" E and leaving said right-of-way a distance of 175.17' to a point on the westerly right-of-way of Cotton Circle; thence N 17 deg 36' 47" W along said right-of-way a distance of 108.42'; thence along said right-of-way with a curve turning to the right with an arc length of 24.15', with a radius of 230.75', with a chord bearing of N 14 deg 36' 51" W, with a chord length of 24.14' to the Southeast corner of said Lot 23; thence S 57 deg 20' 50" W along the southerly boundary line of said Lot 23 a distance of 245.01' to the Point of Beginning.

Said parcel containing 0.52 acres, more or less.

This conveyance is prepared without the benefit of title search on the part of the preparer.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns forever; it being the intention of the parties to this conveyance that the interest in fee simple shall pass to the heirs and assigns of the Grantee herein.

And the Grantor does for herself and for her heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever against the lawful claims of all persons except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set her hand and seal this the 14th day of October, 2011.


Patricia Henson

STATE OF ALABAMA,
SHELBY COUNTY.



20111024000316470 2/2 \$21.50
Shelby Cnty Judge of Probate, AL
10/24/2011 01:05:00 PM FILED/CERT

I, the undersigned authority, in and for said County, in said State, hereby certify that, Patricia Henson, a widow whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of October,
2011.

Jackie McMillery
NOTARY PUBLIC
My Commission Expires: 9/07/2015

This document prepared by:
Gregory S. Graham, PC
File #C211-1003
P. O. Drawer 307
Childersburg, Alabama 35044

Send Tax notice to:
Katie Thomas
171 Cotton Circle
Vincent, AL 35178