

STATE OF ALABAMA

COUNTY OF SHELBY

# Warranty Deed


**Know all Men by these Presents:** That, in consideration of Eighty Five Thousand Five Hundred and No/100 Dollar (\$85,500.00) and other good and valuable consideration to it in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **SHERRY LYNN WILSON**, a married person (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **SUSAN CHESSER** (herein referred to as "Grantee") all of Grantor's interest in and to the following described real estate situated in Chelsea, Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A.

SUBJECT TO: Taxes for the current year and subsequent years, a lien not yet due and payable, and any and all restrictions, easements, exceptions, reservations and rights of way of record, if any.

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR OR HER SPOUSE.

And the said Grantor does, for herself, her heirs and assigns, covenant with said Grantee, her heirs and assigns, that she is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and his heirs and assigns shall **Warrant and Defend** the premises to the said Grantee, her heirs and assigns forever against the lawful claims of all persons claiming by and through Grantor.

  
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Shelby Cnty Judge of Probate, AL  
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In Witness Whereof, the said Grantor has set her hand and seal this 26<sup>th</sup> day of July, 2012.

GRANTOR:

Sherry Lynn Wilson  
SHERRY LYNN WILSON

STATE OF ALABAMA  
COUNTY OF SHELBY

I, DONNA M. JENNINGS, a Notary Public in and for said County in said State, hereby certify that **SHERRY LYNN WILSON**, 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 such instrument, she executed the same voluntarily.

Given under my hand and seal this 26<sup>th</sup> day of July, 2012.



Donna M. Jennings  
Notary Public  
My commission expires 1/28/2015

**GRANTEE'S MAILING ADDRESS:**

2442 Highway 69, Chelsea, AL 35043

**THIS INSTRUMENT PREPARED BY:**

Donna M. Jennings  
The Jennings Law Firm  
205 4<sup>th</sup> St N  
Clanton, AL 35045



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## EXHIBIT A

### Legal Description

Commencing at the Northwest corner of the Northeast quarter of the Northwest quarter of the Northwest quarter of Section 21, Township 20 South, Range 1 West; thence South 6 degrees, 13 minutes, 57 seconds East, a distance of 258.82 feet to the west right of way of Shelby County Highway No. 69 and the POINT OF BEGINNING; thence South 51 degrees, 02 minutes, 54 seconds East along said road right of way line for a distance of 259.19 feet; thence South 38 degrees, 59 minutes, 36 seconds West, a distance of 229.10 feet; thence North 50 degrees, 59 minutes, 01 seconds West, a distance of 265.55 feet; thence North 40 degrees, 35 minutes, 09 seconds East a distance of 228.89 feet to the POINT OF BEGINNING.

SOURCE OF TITLE: Instrument Number 20110426000126160

