

This instrument was
prepared by:

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BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert. 11/24/2014 9:46 AM
DEED TAX \$ 20.00
TOTAL \$ 38.00
4 Pages

1487206



STATE OF ALABAMA)

WARRANTY DEED

COUNTY OF BALDWIN)

Value 20,000

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of One Hundred Dollars and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, KIMBERLY CHAVERS, a divorced unmarried woman, BRANDON MOTHERSHED, a married man man (which said property is not the homestead of the Grantor), and JAMES W. GIBSON, III AND MELISSA GIBSON, husband and wife, Grantors herein, do hereby grant, bargain, sell and convey unto KIMBERLY CHAVERS, a divorced unmarried woman, the following described real estate located in Baldwin County, Alabama, to-wit:

Commencing at the S.E. Corner of Section 35, T-6-S, R-4-E, Baldwin County, AL.; thence N01°42'51"E, a distance of 1,325.49 feet to a Point; thence West, a distance of 40.58 feet to a Point; thence S90°00'00"W, a distance of 601.43 feet to a 1/2" Rebar; thence N01°07'27"E, a distance of 219.30 feet to a Set 5/8" Capped Rebar being the POINT OF BEGINNING; thence S89°47'01"W, a distance of 680.01 feet to a Set 5/8" Capped Rebar; thence N01°53'48"E, a distance of 220.35 feet to a Set 5/8" Capped Rebar; thence N89°47'01"E, a distance of 677.04 feet to a Set 5/8" Capped Rebar; thence S01°07'27"W, a distance of 220.26 feet to the POINT OF BEGINNING, said parcel containing 3.43 acres, more or less. . Which is served ingress and egress by the following described easement: Commencing at the purported Southeast corner of said Section 35; thence N01°42'51"E, 1,325.49 feet; thence S90°00'00"W, 40.58 feet to the West right of way of Baldwin County Road No. 83 and the Point of Beginning of the easement herein described; thence S01°37'33"W, along said right of way 30.00 feet; thence S89°58'05"W 700.58 feet; thence N00°00'00"E, 30.00 feet; thence N89°46'34"E, 100.00 feet; thence N90°00'00"E, 601.43 to the Point of Beginning of the easement herein described.

Subject to a 30' Ingress/Egress Easement along the East Property Line and along with the following easement:

Commencing at the S.E. Corner of Section 35, T-6-S, R-4-E, Baldwin County, AL; thence N01°42'51"E, a distance of 1,325.49 feet to a Point; thence West, a distance of 40.58 feet to a Point; thence S90°00'00"W, a distance of 601.43 feet to a ½" Rebar being the POINT OF BEGINNING; thence S89°47'01"W, a distance of 30.00 feet to a Point; thence N01°07'27"E, a distance of 219.30 feet to a Point on the South line of the above described parcel; thence N89°47'01"E, along said South line a distance of 30.00 feet to a Set 5/8" Capped Rebar; thence S01°07'27"W, a distance of 219.30 feet to the POINT OF BEGINNING

(Said property also described as Parcel B according to that certain survey prepared by David Lowery, LLC on May 2, 2014.)

TOGETHER with all and singular the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise pertaining.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, in fee simple, forever.

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

This parcel has a value of \$24,000 according to the Baldwin County Revenue Commission.

IN WITNESS WHEREOF, KIMBERLY CHAVERS, BRANDON MOTHERSHED, and JAMES W. GIBSON, III AND MELISSA GIBSON has hereunto set their hand and seal, this the day of _____, 2014.

Kimberly Chavers
KIMBERLY CHAVERS

Brandon Mothershed
BRANDON MOTHERSHED

James W. Gibson, III
JAMES W. GIBSON, III

Melissa Gibson
MELISSA GIBSON

STATE OF ALABAMA
COUNTY OF Baldwin

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that KIMBERLY CHAVERS, whose name is signed to the foregoing conveyance and who are known to me, acknowledge before me on this day, that being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 22nd day of August, 2014.

Amelia C. Smith
Notary Public

My Commission Expires: May 6, 2017

STATE OF ALABAMA
COUNTY OF Baldwin

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that BRANDON MOTHERSHED, whose name is signed to the foregoing conveyance and who are known to me, acknowledge before me on this day, that being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 22nd day of August, 2014.

Amelia C. Smith
Notary Public

My Commission Expires: May 6, 2017

STATE OF ALABAMA
COUNTY OF Baldwin

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that, JAMES W. GIBSON, III whose name is signed to the foregoing conveyance and who are known to me, acknowledge before me on this day, that being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 22nd day of August, 2014.


Notary Public

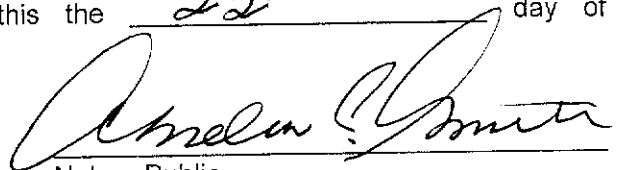
My Commission Expires: May 6, 2017



STATE OF ALABAMA
COUNTY OF Baldwin

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that, MELISSA GIBSON, whose name is signed to the foregoing conveyance and who are known to me, acknowledge before me on this day, that being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 22nd day of August, 2014.


Notary Public

My Commission Expires: May 6, 2017



GRANTORS' ADDRESS:

GRANTEE'S ADDRESS:

17350 Co RD 83
Summerdale, AL
36580