

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert. 11/24/2014 1:22 PM
DEED TAX \$ 12.50
TOTAL \$ 27.50
3 Pages

1487328

STATE OF ALABAMA)
COUNTY OF BALDWIN)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that WILL F. KAHLBAU AND APRIL D. KAHLBAU, husband and wife, the Grantors, for and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration hereby acknowledged to have been paid to the said Grantors by APRIL D. KAHLBAU, the Grantee, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, subject to the provisions hereinafter contained, all that real property in the County of Baldwin, State of Alabama, described as follows:

COMMENCING AT A RAILROAD SPIKE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA, RUN THENCE NORTH 8932'30" EAST, 559.00 FEET TO A RAILROAD SPIKE IN "DAUGHTRY LANE" (ASPHALT LANE); THENCE RUN SOUTH 0026'14" EAST, 218.81 FEET TO A CAPPED REBAR; THENCE RUN SOUTH 8934'02" WEST, 19.96 FEET TO A "MAG NAIL" IN SAID DAUGHTRY LANE FOR THE POINT OF BEGINNING; THENCE RUN SOUTH 0025'49" EAST, 210.00 FEET TO A CAPPED REBAR; THENCE RUN SOUTH 8934'02" WEST, 210.00 FEET TO A "MAG NAIL" IN SAID DAUGHTRY LANE; THENCE RUN NORTH 0025'49" WEST, 210.00 FEET TO A POINT; THENCE RUN NORTH 8934'02" EAST, 210.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINS 1.01 ACRES, MORE OR LESS. TOGETHER WITH AND SUBJECT TO AN INGRESS/EGRESS EASEMENT DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL, RUN THENCE NORTH 8934'02" EAST, 19.96 FEET TO A CAPPED REBAR; THENCE RUN SOUTH 0026'29" EAST, 210.00 FEET TO A CAPPED REBAR; THENCE RUN SOUTH 8934'02" WEST, 230.00 FEET TO A "MAG NAIL" IN SAID DAUGHTRY LANE; THENCE RUN SOUTH 8934'51" WEST, 292.32 FEET TO A "RAILROAD SPIKE" IN DAUGHTRY LANE, ON THE EAST RIGHT-OF-WAY LINE OF BALDWIN COUNTY HIGHWAY NO. 33; THENCE RUN NORTH 0000'00" EAST ALONG SAID RIGHT-OF-WAY LINE 20.00 FEET TO A POINT; THENCE RUN NORTH 8934'32" EAST, 482.17 FEET TO A POINT; THENCE RUN NORTH 0025'49" WEST, 190.07 FEET TO A POINT; THENCE RUN NORTH 8934'02" EAST, 20.00 FEET TO THE POINT OF BEGINNING.

together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD

the same unto the said Grantee, and to her heirs and assigns, forever.

This conveyance is made subject to restrictive covenants and easements applicable to said property of record in the said Probate Court records.

And, except as to the above, and the taxes hereafter falling due, the said Grantors, for themselves and for their heirs and assigns, hereby covenant with the Grantee that they are seized of an indefeasible estate in fee simple in and to said property, that said property is free and clear of all encumbrances and that they do hereby WARRANT AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals this the 24th day of September, 2014.

Will F. Kahlbau (SEAL)
WILL F. KAHLBAU

April D. Kahlbau (SEAL)
APRIL D. KAHLBAU

STATE OF ALABAMA)

COUNTY OF BALDWIN)

I, the undersigned Notary Public, in and for said State and County, hereby certify that WILL F. KAHLBAU AND APRIL D. KAHLBAU, the Grantors herein, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day same bears date.

Given under my hand and seal this 24th day of September, 2014.

Wanda D. Dwyer
NOTARY PUBLIC, STATE AT LARGE

My Commission Expires: 5-2-17

THE PREPARER OF THIS DEED HAS MADE NO TITLE SEARCH ON THE ABOVE DESCRIBED PROPERTY AND MAKES NO WARRANTIES OR REPRESENTATIONS AS TO THE QUALITY OF TITLE CONVEYED HEREIN.

Grantors address:

Grantees address: *April KAHIBAN*
P.O. BOX 1559
Point Clear, AL 36564

This instrument was prepared by:
Kopesky & Britt, LLC
P. O. Box 1138
Fairhope, AL 36532