


18342

BALDWIN COUNTY, ALABAMA  
TIM RUSSELL PROBATE JUDGE  
Filed/cert. 11/24/2014 3:46 PM  
DEED TAX \$ 10.00  
TOTAL \$ 25.00  
3 Pages

1487394



WARRANTY DEED WITH SURVIVORSHIP CLAUSE

STATE OF ALABAMA     )  
  \*  
COUNTY OF BALDWIN    )

THIS INDENTURE, made and entered into on this the 17<sup>th</sup> day of November, 2014, by and between KENNETH M. VITTITOW and SUELLEN J. VITTITOW, husband and wife, hereinafter referred to as the parties of the first part, and HENRY E. SHEPPARD and WANDA S. SHEPPARD, hereinafter referred to as the parties of the second part,

WITNESSETH:

The parties of the first part, for and in consideration of the sum of Ten Thousand Dollars (\$10,000.00) and other good and valuable consideration to them this day in hand paid by the parties of the second part, the receipt whereof is hereby acknowledged, have and by these presents do hereby GRANT, BARGAIN, SELL and CONVEY unto the said parties of the second part during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, forever, the following described property situated in Baldwin County, Alabama, to-wit:

Starting at the Southwest corner of Lot 52 of AUDUBON PLACE as recorded as Greenwood Park Subdivision, Map Book 8, Page 93 and amended in Misc. Book 32, Pages 119-121 in the Probate Records of Baldwin County, Alabama, being the Point of Beginning; thence run West 1 foot to an iron pin; thence run 140.1 feet North to an iron pin; thence run East 1 foot to an iron pin; thence run 140.1 feet South to the Point of Beginning.

SUBJECT, HOWEVER, TO THE FOLLOWING:

- 1. Restrictive covenants relating to the use and occupancy of Greenwood Park Subdivision recorded in Miscellaneous Book 21, pages 41 - 43, and amended in Miscellaneous Book 25, pages 397 - 400, and further amended in Miscellaneous Book 32, pages 119 - 121, and further amended in Miscellaneous Book 59, pages 995 - 1000, and further amended in Miscellaneous Book 62, pages 551 - 554 and further amended in Miscellaneous Book 64, pages 1291 - 1296, and any amendments thereto.
- 2. Building setback lines, drainage and utility easements, terms, conditions and restrictions as set out on recorded plat of said subdivision.
- 3. Vacation of drainage and utility easement in instrument dated August 9, 1983 and recorded in Miscellaneous Book 46, page 48.

The recording references refer to the records in the Office of the Judge of Probate of Baldwin County, Alabama, unless otherwise indicated.

TOGETHER WITH ALL AND SINGULAR, the rights, benefits, privileges, improvements, tenements, hereditaments and appurtenances unto the same belonging or in anywise appertaining;

TO HAVE AND TO HOLD unto the said HENRY E. SHEPPARD and WANDA S. SHEPPARD, during their joint lives and upon the death of either of them, then to the survivor of them in fee simple and to the heirs and assigns of such survivor, forever.

This conveyance is made subject to restrictive covenants, easements and reservations, if any, applicable to said property of record in the Probate Court records of Baldwin County, Alabama.

The parties of the first part for themselves, their heirs, executors and administrators, hereby covenant and warrant to and with the said parties of the second part, their heirs and assigns, that they are seized of an indefeasible estate in and to the said property; that they have a good right to convey the same as herein contained; that they will guarantee the peaceable possession thereof; that the said property is free from all liens and encumbrances, and that they will, and their heirs, executors and administrators will forever warrant and defend the same unto the said parties of the second part, their heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and affixed their seals on this the day and year first above written.

Kenneth M. Vittitow  
KENNETH M. VITTITOW

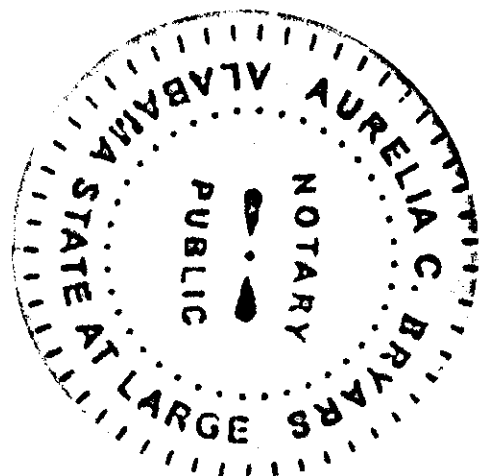
Suellen J. Vittitow  
SUELLEN J. VITTITOW

STATE OF ALABAMA

COUNTY OF BALDWIN

I, the undersigned authority, a Notary Public, within and for said County and State, hereby certify that KENNETH M. VITTITOW and SUELLEN J. VITTITOW, 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this the 17<sup>th</sup> day of November, 2014.



Aurelia C. Byars  
NOTARY PUBLIC  
My Commission Expires: 7-30-16

PROPERTY ADDRESS: Vacant Land

ADDRESS OF GRANTORS:

KENNETH M. VITTITOW  
and SUELLEN J. VITTITOW  
18269 Colony Dr # 601  
Fairhope AL 36532

ADDRESS OF GRANTEES:

HENRY E. SHEPPARD  
and WANDA S. SHEPPARD  
7 Audubon Place  
Fairhope, AL 36532

THIS INSTRUMENT PREPARED BY:

L. D. OWEN, III  
Attorney at Law  
414 Courthouse Square  
Bay Minette, Alabama 36507