

State of Alabama
Baldwin County

BALDWIN COUNTY, ALABAMA
JUDGE ADRIAN T. JOHNS
Filed/cert. 9/18/2009 10:28 AM
DEED TAX \$ 391.50
TOTAL \$ 408.50
2 Pages

1198477

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS, that MARGARET GRANT, a widow woman, surviving grantee of that instrument recorded in Real Property Book 294 at Page 464 in the Office of the Judge of Probate of Baldwin County, Alabama, (the other Grantee, Clifford Grant having departed this life on February 24, 2009, a copy of his death certificate recorded contemporaneously herewith) hereinafter Grantor, for in and consideration of the sum of TEN DOLLARS (\$10.00) cash, and other valuable consideration, in hand paid by TERRY GRANT, a single person, hereinafter Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, all my right title and interest in and to the following described property, situated in Baldwin County, Alabama, to-wit:

The Southwest ¼ of the Northeast ¼ of Section 8, Township 8 South, Range 4 East, less and except 2 acres previously conveyed, being the same property described in instrument recorded in Real Property Book 294, Page 464 in the Office of the Judge of Probate of Baldwin County, Alabama.

Subject to: any and all reservations or easements of record, if any.

Grantor, for herself and her heirs and assigns, hereby covenants and warrants to the Grantee, that she is seized with an indefeasible estate in fee simple in and to all the property hereinabove conveyed; that the same is free from all liens and encumbrances; that she has a good right to sell and convey the same; that she will guarantee the peaceable possession thereof; and that she will forever warrant and defend the same unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

IN WITNESS WHEREOF, the Grantor sets her hand and seal on this the 17th day of September, 2009.


Margaret Grant

State of Alabama
Baldwin County

Personally appeared before me, the undersigned authority, MARGARET GRANT, who is known to me and acknowledged before me that being informed of the contents of this instrument, she signed the same voluntarily, and with full power and authority, on the day the same bears date, and further confirms that said property is not part of the homestead property of the Grantor.


Notary Public 

Grantor Address: 19924 Co. Rd. 20 S., Foley, AL 36535
Grantee Address: 19521, Co. Rd. 20 S., Foley, AL 36535

This instrument prepared without title examination by:
J. RUSSELL PIGOTT
ATTORNEY AT LAW
107 W. Orange Ave. Ste. C
Foley, Alabama 36535
(251) 943-3535

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert. 2/24/2016 1:18 PM
DEED TAX \$ 455.00
TOTAL \$ 467.00
2 Pages

1557363

0454,800
STATE OF ALABAMA

[Space Above This Line For Recording Data]

COUNTY OF BALDWIN

WARRANTY DEED WITH LIFE ESTATE

KNOW ALL MEN BY THESE PRESENTS, that MARGARET L. GRANT, a single woman, and surviving spouse of CLIFFORD GRANT, deceased, GRANTOR, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, the said Grantor, does hereby GRANT, BARGAIN, SELL and CONVEY unto TERRY GRANT, GRANTEE, in fee simple, subject to the provisions hereafter contained, all that real property in the County of Baldwin, State of Alabama, described as follows, to-wit:

Commencing at the Northeast corner of the Northeast Quarter of the Southeast Quarter of Section 8, Township 8 South, Range 4 East, Baldwin County, Alabama; run South 20 feet; thence West 50 feet to the point of beginning; thence South, 382.5 feet; thence West 410 feet; thence South 41.5 feet; thence West, 205.5 feet; thence North 424 feet; thence East 669.5 feet to the point of beginning.

SUBJECT, HOWEVER, TO THE FOLLOWING:

THE GRANTOR HEREIN RESERVES UNTO HERSELF A LIFE ESTATE IN AND TO THE HEREIN DESCRIBED PROPERTY.

Any prior reservations or conveyances of oil, gas and other minerals, together with all rights in connection therewith.

TOGETHER WITH ALL AND SINGULAR, the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever. And, except as to the above and taxes hereafter falling due, the said Grantor, for herself, her heirs and assigns, hereby covenant with the said Grantee, his heirs and assigns, that she is seized of an indefeasible estate in fee simple in and to the said property; and that she has a good right to sell and convey the same; that said property is free and clear of all liens and encumbrances; that she does hereby WARRANT and WILL FOREVER DEFEND the title to said property, and the possession thereof unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and seal on this the 24th day of February, 2016.

Margaret L. Grant (SEAL)
MARGARET L. GRANT

STATE OF ALABAMA

COUNTY OF BALDWIN

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that MARGARET L. GRANT, a single woman, 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 said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this the 24th day of February, 2016.



THIS INSTRUMENT PREPARED BY:

Patsy L. Johnson
Attorney at Law
22881 State Highway 59 South
Robertsdale, AL 36567

GRANTOR(S) ADDRESS:

178 19924
~~19244~~ Co. Rd. 20 S
Foley, AL 36535

GRANTEE(S) ADDRESS:

19521 Co. Rd. 20
Foley, AL 36535