

STATE OF ALABAMA
BALDWIN COUNTY

WARRANTY DEED

State of Alabama, Baldwin County
I certify this instrument was filed
and taxes collected on:
2005 May -16 11: AM
Instrument Number 091439 Pages 2
Recording Fee 6.00 Mortgage
Deed Fee 105.00 Min Tax 5.00
Index
Archive 5.00
Adrian T. Johns, Judge of Probate

THIS INDENTURE, made and entered into by and between MYRTLE ADAMS, unmarried and surviving widow of BENNIE ADAMS, hereinafter referred to as party of the first part, and CINDY ADAMS STYRON and DANIEL STYRON, hereinafter referred to as parties of the second part, WITNESSETH:

That for and in consideration of the sum of One Hundred Dollars (\$100.00) and other good and valuable consideration this day cash in hand paid to party of the first part by parties of the second part, receipt whereof is hereby acknowledged, party of the first part has granted, bargained, sold and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY unto the parties of the second part, an undivided one-half interest each, in and to the following described real estate in Baldwin County, Alabama, to-wit:

PARCEL I:

Commencing at a point on the South right of way line of U.S. Highway 98 at the intersection with the West right of way line of an unsurfaced or dirt Baldwin County public road, approximately 20 feet West and 50 feet South of the Northeast corner of the Northeast Quarter of the Southeast Quarter of Section 26, Township 7 South, Range 3 East, and the point of beginning; thence run West along the South right of way line of U.S. Highway 98, a distance of 120 feet to a point; thence run South 200 feet; thence run East 120 feet, more or less, to the West right of way line of said dirt road; thence run North along the West right of way line of said road 200 feet, more or less, to the point of beginning.

PARCEL II:

Commencing at a point on the South right of way line of U.S. Highway 98 at the intersection with the West right of way line of an unsurfaced or dirt Baldwin County public road, approximately 20 feet West and 50 feet South of the Northeast corner of the Northeast Quarter of the Southeast Quarter of Section 26, Township 7 South, Range 3 East; thence West along the South right of way line of U.S. Highway 98, 310 feet to the point of beginning; thence continue West along the said South right of way line of U.S. Highway 98 a distance of 90 feet; thence South 390 feet; thence East 90 feet; thence North 390 feet, to the point of beginning.

SUBJECT TO the Grantor herein reserving a life estate in and to the use and enjoyment of the above described parcels, including the right to receive any income produced by this real estate.

SUBJECT ALSO To any restrictions, reservations, rights of way, leases or easements of record.

THE ABOVE DESCRIBED CONVEYANCE WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE OPINION AND/OR SURVEY.

Together with, all and singular, the rights, benefits, privileges, improvements, tenements, hereditaments and appurtenances unto the same belonging or in any wise appertaining.

TO HAVE AND TO HOLD unto the said CINDY ADAMS STYRON and DANIEL STYRON, an undivided one-half (½) interest each and to their heirs and

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assigns, FOREVER.

And the said party of the first part, for herself and her heirs, executors and administrators, hereby covenants and warrants with and unto the said parties of the second part, their heirs and assigns, that she is seized of an indefeasible estate in fee simple in and to all of the property hereinabove conveyed; that she has a good right to sell and convey the same as herein conveyed; that she will guarantee the peaceable possession thereof; and that she will and her heirs, executors and administrators shall 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 whomsoever.

IN WITNESS WHEREOF, the party of the first part hereunto set her hand and seal on this 9th day of May, 2005.

Myrtle Adams (SEAL)
Myrtle Adams

STATE OF ALABAMA

BALDWIN COUNTY

I, Thomas W. Underwood, Jr., a Notary Public in and for said County in said State, hereby certify that MYRTLE ADAMS, unmarried and surviving widow of Bennie Adams, 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 the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and Notarial Seal hereto affixed by me on this the 9th day of May, 2005.

Thomas W. Underwood, Jr.

Notary Public, Baldwin County
State of Alabama

My Commission Expires: 1-28-07

(Affix Seal)

GRANTORS' ADDRESS:

16952 U.S. Highway 98 West Foley, AL 36535

GRANTEES' ADDRESS:

16910 U.S. Highway 98 West Foley AL 36535

This instrument prepared by:
Thomas W. Underwood, Jr.
Chason & Underwood, P.C.
Attorneys at Law
Post Office Drawer 2015
Foley, Alabama 36536