

001209

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert. 11/21/2018 11:40 AM
DEED TAX \$ 28.50
TOTAL \$ 44.50
2 Pages

1731078



WARRANTY DEED

STATE OF ALABAMA:
COUNTY OF BALDWIN:

KNOW ALL MEN BY THESE PRESENTS, that JOSHUA D. LEAVINS and CATHERINE M. LEAVINS, husband and wife, the GRANTORS, for and in consideration of the sum of ONE HUNDRED FORTY TWO THOUSAND FIVE HUNDRED AND NO/100THS DOLLARS (\$142,500.00) and other good and valuable consideration hereby acknowledge to have been paid to the said GRANTORS by CHRISTOPHER WHITE and LORAIN WHITE, the GRANTEES, do hereby GRANT, BARGAIN, SELL AND CONVEY unto the said GRANTEES, as tenants in common with equal interests during the period of their concurrent lives, and upon the death of either of said GRANTEES, the remainder to the survivor of said GRANTEES, in fee simple, subject to the provisions hereinafter contained, all that real property in said County, State of Alabama described as follows, to-wit:

Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter of **Section 24, Township 6 South, Range 2 East, Baldwin County, Alabama**; thence run East, 411.00 feet; thence run North 0 degrees 16 minutes 10 seconds West, 663.60 feet to the point of beginning of the property herein described; thence run South 89 degrees 52 minutes 51 seconds West, 175.27 feet; thence run North 0 degrees 22 minutes 19 seconds West, 111.50 feet; thence run North 89 degrees 49 minutes 58 seconds East, 175.47 feet; thence run South 0 degrees 16 minutes 10 seconds East, 111.65 feet to the point of beginning.

Together with a 40 foot ingress and egress easement, being more particularly described as follows:

Commencing at at the Southwest corner of the Southwest Quarter of the Southeast Quarter of **Section 24, Township 6 South, Range 2 East, Baldwin County, Alabama**; thence run East 411.00 feet; thence run North 0 degrees 16 minutes 10 seconds West 34.30 feet to a point on the North right-of-way line of Red Barn Road, having a 80 foot right-of-way, also being the point of beginning of the easement herein described; thence departing the said North right-of-way line, run North 0 degrees 16 minutes 10 seconds West, 740.95 feet; thence run North 89 degrees 49 minutes 58 seconds East, 40.00 feet; thence run South 0 degrees 16 minutes 10 seconds East, 741.09 feet to a point on the aforementioned North right-of-way line of Red Barn Road; thence run North 89 degrees 58 minutes 15 seconds West along the said North right-of-way line, 40.00 feet to the point of beginning.

PROPERTY ADDRESS: 11571 Red Barn Rd., Fairhope, AL 36532

THIS CONVEYANCE AND THE WARRANTIES HEREUNDER ARE SUBJECT TO THE FOLLOWING:

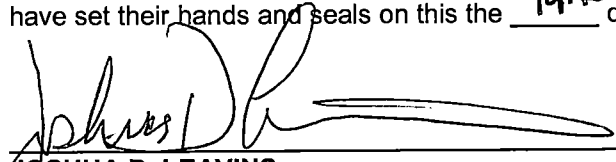
The rights of others to use the 40 foot ingress and egress easement as set out in that Warranty Deed recorded as Instrument Number 1527779.

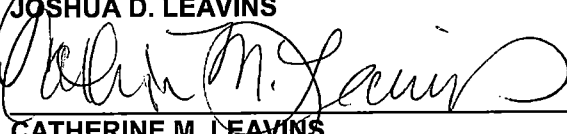
TOGETHER WITH ALL AND SINGULAR the rights, privileges, tenements, hereditaments and appurtenances hereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD unto the said GRANTEES as tenants in common during their concurrent lives, and upon the death of either of said GRANTEES, the remainder to the survivor of said GRANTEES, and to the heirs and assigns of said survivor, in fee simple, FOREVER.

And, except as to the above and taxes hereafter falling due, which are assumed by the GRANTEES, the GRANTORS for GRANTORS and for the heirs and assigns of GRANTORS, hereby

COVENANT AND WARRANT to and with the said **GRANTEES**, the survivor of said **GRANTEES**, and the heirs and assigns of said survivor, that **GRANTORS** are seized of an indefeasible estate in fee simple in and to said real property, and have a good and lawful right to sell and convey the same; that **GRANTORS** are in quiet and peaceable possession thereof; and that said real property is free and clear of all liens and encumbrances of every kind and nature whatsoever; and **GRANTORS** do hereby **WARRANT AND WILL FOREVER DEFEND** the title to said real property, and the possession thereof, unto the said **GRANTEES** the survivor of said **GRANTEES**, and the heirs and assigns of said survivor, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, **GRANTORS** have set their hands and seals on this the 19TH day of NOVEMBER, 2018.


JOSHUA D. LEAVINS

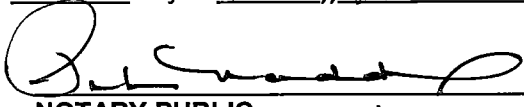

CATHERINE M. LEAVINS

STATE OF ALABAMA:

COUNTY OF BALDWIN:

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that **JOSHUA D. LEAVINS**, 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 instrument, he executed the same voluntarily on the same bears date.

Given under my hand and seal on this 19TH day of NOVEMBER, 2018.


NOTARY PUBLIC

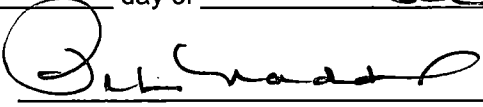
My Commission Expires: 7/16/2019

STATE OF ALABAMA:

COUNTY OF BALDWIN:

I, the undersigned authority, a Notary Public in for said State and County, hereby certify that **CATHERINE M. LEAVINS**, 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 instrument, she executed the same voluntarily on the same bears date.

Given under my hand and seal on this 19TH day of NOVEMBER, 2018.


NOTARY PUBLIC

My commission expires: 7/16/2019

This instrument prepared by:
Lori Meadows, P.C.
24407 Lauder Place
Orange Beach, AL 36561
(251) 942-5541

Grantors' address:

19130 GUNNISON RD
FAIRHOPE AL 36532

Grantees' address:

25011 SOUTH L04 RD
GROVE OK 74344

The scrivener of this instrument and Lori Meadows, P.C. represents neither the Grantor(s) nor the Grantee(s). Independent counsel should be consulted for legal advice, if desired by either party.