

14810ALC

**WARRANTY DEED**

**THIS INDENTURE**, made and entered into this **31st** day of **December, 2014**, by and between **The Beltsville Corporation, LLC, an Alabama LLC**, a corporation organized and existing under and by virtue of the laws of the State of **Alabama**, party of the first part, and **Edward F. Hardemann and Mila S. Hardemann, husband and wife**, parties of the second part,

Automatically inserts "party" or "parties" as needed

**WITNESSETH:** That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said parties of the second part the following described real estate, situated and being in the City of **Chickesaw**, County of **Mobile**, State of **Alabama**.

**Lot 15, Block 6, of Skylake Subdivision, according to the Plat thereof, as recorded in Plat Book 25, Page 74, of the Public Records of Mobile County, Alabama.**

Parcel #: **12-34-58-78-96-52-88-77-44**

Any Deed Clauses you put into the Landtech closing file will appear here.

**TO HAVE AND TO HOLD** the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said parties of the second part that they are lawfully seized in fee of the aforesaid real estate; that they have good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth above, and that the title and quiet possession thereto they warrant and forever and will defend against the lawful claims of all persons.

The word "party" as used herein may mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**WITNESS** the signature of the party of the first part the day and year first above written.

**The Beltsville Corporation, LLC, an  
Alabama LLC**

\_\_\_\_\_  
**Jackson T. Wallace, Jr., President**

State of Alabama, County of Mobile

Before me, the undersigned, Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jackson T. Wallace, Jr., President** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a partner (or other officer authorized to execute the instrument) of **The Beltsville Corporation, LLC, an Alabama LLC**, the within named bargainer, a corporation, and that he/she/they as such, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as .

**WITNESS** my hand and Notarial Seal at office this **31st** day of **December, 2014**.

\_\_\_\_\_  
Notary Public

My commission expires:

Property address: **100 10th Avenue  
Chickesaw, AL 36611**

Owner's name: **The Beltsville Corporation, LLC**

and address: **100 10th Avenue  
Chickesaw, AL 36611**



Mail tax bills to, (Person or Agency responsible for payment of taxes)

**Bank of Upson  
108 South Church Street  
Thomaston, GA 30286-0010**

This instrument prepared by:

**Alabama Clear Title, Inc.  
109 North Conception Street  
Mobile, Alabama 36602**

File No.: **14810ALC**

Return to:

**Alabama Clear Title, Inc.  
109 North Conception Street  
Mobile, Alabama 36602**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **\$115,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

\_\_\_\_\_  
Affiant

Subscribed and sworn to before me this **31st** day of **December, 2014**.

\_\_\_\_\_  
Notary Public

My Commission Expires:

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(FOR RECORDING DATA ONLY)

