

THIS INSTRUMENT PREPARED BY:

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21-2210**

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF TALLAPOOSA**

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, to the undersigned **Connie Mae Fomby**, a single woman, **William Corey Fomby**, a married man and **Chester Wilson Fomby**, a married man (hereinafter referred to as Grantors) in hand paid by **Somerset Marina LLC**, an Alabama limited liability company (hereinafter referred to as Grantee), the receipt and sufficiency whereof are hereby acknowledged, Grantors do hereby grant, bargain, sell, and convey unto Grantee that certain parcel of real estate situated in Tallapoosa County, Alabama, being more particularly described as:

Parcel 1:

Lot No. 1, Block D, Barron Bridge Subdivision, according to plat made and recorded in Plat Book 4, Page 185, in the Office of the Judge of Probate of Tallapoosa County, Alabama.

Parcel 2:

Tract of land bounded on the Southeast side by the Northwest right-of-way of County Road 39 and on the Southwest side by Lot 2, Block D, Barron Bridge Subdivision 185' and on the Northeast side by Lot 1 and Northwest by Martin Lake.

Parcel 3:

Beginning at a rail road spike found at the intersection of the westerly right of way of Tallapoosa County Road 39 (Barron's Bridge Road, R/W varies) and the northerly right of way of Barron Drive (40' R/W), for the Point of Beginning; thence proceed along the northerly right of way of Barron Drive N 89 degrees 00'00"W a distance of 85.86' to a 1/2" capped rebar (stamped Jackson Ca-615) set; thence leaving said right of way proceed N 00 degrees 53' 40" W a distance of 154.40' to a 1/2" capped rebar (stamped

Jackson Ca-615) set; thence S 85 degrees 42'34"E a distance of 90.38' to a 1/2" capped (stamped Jackson Ca-615) set on the westerly right of way of Tallapoosa County Road 39 (Barron's Bridge Road, R/W varies); thence proceed along said right of way with a curve turning to the left with an arc length of 149.50', with a radius of 613.41', with a chord bearing of S 00 degrees 43'07"W, with a chord length of 149.13', back to the Point of Beginning, having an area of 0.30 acres more or less, according to the Boundary Survey for Corey Fomby Part of Lot 2 and Part of Lot 3, Barron Bridge Subdivision, by Donald G. Jackson, AL PLS No. 15151, dated March 1, 2021.

This conveyance and the warranties hereinafter contained are made subject to any and all easements, covenants, and rights-of-way of record in said county affecting said described property.

The property conveyed herein does not constitute the homestead of either married Grantor or either of their spouses.

As to Parcel 1: Title is vested in Connie Mae Fomby (Life Estate), William Corey Fomby and Chester Wilson Fomby per Warranty Deed of record in DocumentNumber: 308091 in the Office of the Judge of Probate of Tallapoosa County, Alabama.

As to Parcel 2 and 3: Title is vested in only William Corey Fomby.

TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, in fee simple, forever.

AND THE SAID GRANTORS, do for themselves, their heirs and assigns, covenant with the said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances except as stated above, that they have a good right to sell and convey the same as aforesaid, and that they will, and their heirs and assigns shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, I, the undersigned, have hereunto set my hand and seal on this the 29th day of September, 2021.

Chester Wilson Fomby
Chester Wilson Fomby

STATE OF ALABAMA
COUNTY OF LEE

I, the undersigned, a Notary Public, in and for said County, in said State, do hereby certify that Chester Wilson Fomby, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of September, 2021.



Jillian Dawson
Notary Public
My commission expires: 2022 7/15/24

Send Tax Notice to:
2027 Barrons Bridge Road
Dadeville, AL 36853

IN WITNESS WHEREOF, I, the undersigned, have hereunto set my hand and seal on this the 28th day of September, 2021.

Connie Mae Fomby
Connie Mae Fomby

STATE OF ALABAMA
COUNTY OF Tallapoosa

I, the undersigned, a Notary Public, in and for said County, in said State, do hereby certify that Connie Mae Fomby, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of September, 2021.

Wanda Ingram
Notary Public
My commission expires: 09/29/2022



IN WITNESS WHEREOF, I, the undersigned, have hereunto set my hand and seal on this the 28th day of September, 2021.

William Corey Fomby
William Corey Fomby

STATE OF ALABAMA
COUNTY OF Tallapoosa

I, the undersigned, a Notary Public, in and for said County, in said State, do hereby certify that William Corey Fomby, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of September, 2021.

Wanda Ingram
Notary Public
My commission expires: 09/29/2022

