

James E. Roberts, Esquire
(Name) WHEELER, CHRISTIAN & ROBERTS
2230 Third Avenue North
(Address) Birmingham, Alabama 35203



620

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighteen Thousand and no/100 (\$18,000.00) Dollars to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, John William Smith and Brenda Joyce Smith Reno (herein referred to as grantors), grant, bargain, sell and convey unto C & R Properties, a general partnership (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

The lands conveyed hereunder are sold in accordance with Decree in Divorce Case No. DR-79-504-909 in Jefferson County, Alabama. Said properties are not the homestead of grantors.

A portion of the NW 1/4 of the NE 1/4 of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Commence at the NW corner of said forty; thence North 86° 45' East, 333.6 feet; thence South 30° 30' West 239.4 feet to a branch; thence along said branch by 12 lines as follows: South 12° 30' East 97.3 feet, thence South 23° 00' West 108.0 feet; thence South 53° 00' West 98.5 feet; thence South 23° 30' East 71.8 feet; thence South 53° 00' East 72.7 feet; thence North 83° 30' East 52.4 feet; thence South 6° 00' East 44.1 feet; thence South 21° 00' East 41.4 feet; thence South 65° 30' East 55.6 feet; thence North 52° 00' East 57.7 feet; thence South 54° 30' East 256.7 feet; thence South 31° 30' East 81.6 feet; thence North 26° 30' East 218.0 feet; thence North 24° 15' East 228 feet to the point of beginning; thence continue in a Northerly direction 24° 15' East 275 feet; thence North 71° 15' West 262 feet, thence in a Southerly direction parallel to the East boundary line of the property herein conveyed 275 feet; thence in an Easterly direction parallel to the North boundary line of the lot herein conveyed 262 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.

Grantors grant a right of way to the grantee over and along the driveway as presently located from U. S. Highway 280 to the subject property. Said right of way having been granted to them by Robert D. L. Smith and wife, Susie Smith in that certain deed recorded in the Office of the Probate Judge of Shelby County in Book 297, Page 581 TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And ~~we~~ (we) do, for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, ~~we~~ (we) have hereunto set my (our) hand(s) and seal(s) this 15th day of October 19 82

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RECEIVED ALA. SHELBY CO. COUNTY CLERK'S OFFICE THIS 15th DAY OF OCTOBER 1982

Recd. 1800
Rec. 150
2050
(SEAL)

1982 OCT 21 PM 12:06

Thomas A. Shivers, Jr.
JUDGE OF PROBATE

(SEAL)

John William Smith

JOHN WILLIAM SMITH

(SEAL)

Brenda Joyce Smith Reno

BRENDA JOYCE SMITH RENO

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John William Smith and Brenda Joyce Smith Reno

whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of October A.D. 19 82

