

This form furnished by: **Cahaba Title, Inc.** 988-5600

This instrument was prepared by:

(Name) ✓ Diane Smith
(Address) 717 Creekview Drive
Pelham, AL 35124

Send Tax Notice to:

(Name) Martha S. Vann
(Address) 1333 Orlando Circle
Birmingham, AL 35215

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand and 00/100 (\$1,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Franklin Dean Smith and Diane W. Smith
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Martha S. Vann, a single woman
(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby
County, Alabama, to-wit:

A portion of land situated in the SE $\frac{1}{4}$ of Section 11, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows: Begin at the NW corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 11, Township 20 South, Range 3 West; thence run north along the west line of said $\frac{1}{4}$ $\frac{1}{4}$ section a distance of 123.87 feet; thence turn right 91°17'61" and run east a distance of 1790.68 feet to the southwesterly right of way line of Bearden Road; thence turn right 58°12'05" and run southeasterly along said right of way line a distance of 699.44 feet; thence turn right 123°43'35" and run westerly a distance of 1631.80 feet; thence turn left 89°44' and run southerly a distance of 914.97 feet to the south line of said Section 11; thence turn right 88°46' and run west along said south line of said Section 11 a distance of 460.95 feet to the SW corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 11; thence turn right 87°45'04" and run north along the west line of said SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ a measured distance of 1321.58 feet to the point of beginning.

LESS AND EXCEPT THE FOLLOWING: Cedar Cove, Phase I, as recorded in Map Book 9, Page 53; Cedar Cove, Phase II, as recorded in Map Book 9, Page 111; and Cedar Cove, Phase III, as recorded in Map Book 10, Page 34, Probate Office, Shelby County, Alabama.

And as further consideration, the herein grantee expressly assumes and promises to pay that certain mortgage to Coy M. Cooper, as Trustee, dated July 11, 1984, and recorded in Mortgage Book 452, Page 247 in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (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, I (we) have hereunto set my (our) hand(s) and seal(s) this 23rd
day of September, 19 87

STATE OF ALA. SHELBY CO. (Seal)

I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

1987 SEP 23 PM 1:16 (Seal)

Thomas R. Snowling
JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY

County

General Acknowledgment

Franklin Dean Smith (Seal)

Diane W. Smith (Seal)

1. Deed Tax \$ 1.00 (Seal)

2. Mtg. Tax

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL 4.50

I, Donna R. Caton, a Notary Public in and for said County,
in said State, hereby certify that Franklin Dean Smith and Diane W. Smith

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 23rd day of September, 19 87

My Commission expires March 5, 1991

Donna R. Caton