

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

143 Main, P.O. Box 91
Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to: Sara Inez Smitherman

(Name)

(Address)

432 Wilson Drive

Montevallo, Alabama 35115

MINIMUM VALUE: \$1,000.00

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar, (\$1.00) and other good and valuable consideration

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

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Kenneth O. Smitherman, Donna K. Falkner and Janice S. McGee, as tenants in common

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 13 of P. C. Wilson's Subdivision of Montevallo as recorded in
Map Book 3, page 62 in the Probate Office of Shelby County, Alabama.

Grantor, Sara Inez Smitherman, is the surviving Grantee of that certain Deed heretofore recorded at Book 294, page 511, Shelby County Probate Office; her late husband, James Neal Smitherman, the joint Grantor pursuant to the above designated Deed, having deceased in Shelby County, Alabama, on or about March 6, 1990. The Estate of said James Neal Smitherman has never been probated, and such is not anticipated, however, all debts against the said Decedent's Estate have been paid. The Grantors pursuant to this Deed are each the children of both James Neal Smitherman and Sara Inez Smitherman, and none other were ever born to said James Neal Smitherman and Sara Inez Smitherman, neither were there any adopted children of the said James Neal Smitherman or Sara Inez Smitherman.

SUBJECT TO:

All rights, reservations and restrictions of record.

The Grantor, Sara Inez Smitherman, hereby reserves and retains a life estate within said real estate, for and during the term of her own life.

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 11th
day of January

JAN. 19, 91

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

91 JAN 16 AM 11:40

JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, Sara Inez Smitherman
the undersigned authority
in said State, hereby certify that

a Notary Public in and for said County.

whose name(s) 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 11th day of January 19 91

6-25-91

L. Michelle Little
Notary Public

6-91

BOOK 326 PAGE 58