

700148

This instrument was prepared by

SEND TAX NOTICE TO:



Shelby Cnty Judge of Probate, AL
03/24/2005 12:21:17PM FILED/CERT

Daniel P. Rosser
Attorney at Law
P.O. Box 59501
Birmingham, AL 35259

John M Smith
416 - 13th Avenue NW
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **ONE HUNDRED FIFTEEN THOUSAND NO/100'S (\$115,000.00) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **JUSTIN J GEISSLER AND KRYSTELLE GEISSLER, HUSBAND AND WIFE** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, **JOHN M SMITH** (herein referred to as GRANTEES, whether one or more), the following described real estate, situated in **SHELBY County, Alabama to-wit:**

See Attached Exhibit A

\$114,750.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.


This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record affecting Grantor's title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

For ad valorem tax purposes the property address is **416 13th Avenue NW, Alabaster Alabama**, Shelby County, Alabama

The preparer of this instrument has served as a scrivener only and has not examined title to the property for purposes of Grantors's representations made herein or rendered any opinion with respect thereto.

ENDFIELD And I do, for myself and for my heirs, executors and administrators, covenant with said GRANTEES, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, **JUSTIN J GEISSLER AND KRYSTELLE GEISSLER, HUSBAND AND WIFE**, have hereunto set my (our) hand(s) and seal(s) this **18th** day of **MARCH, 2005**.

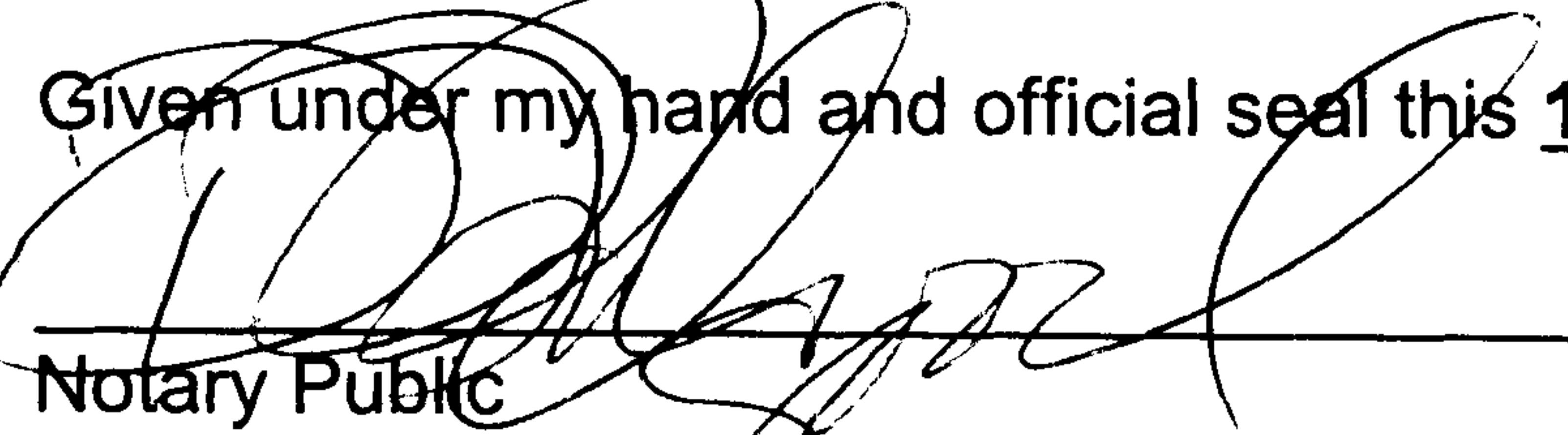
 (SEAL)
JUSTIN J GEISSLER

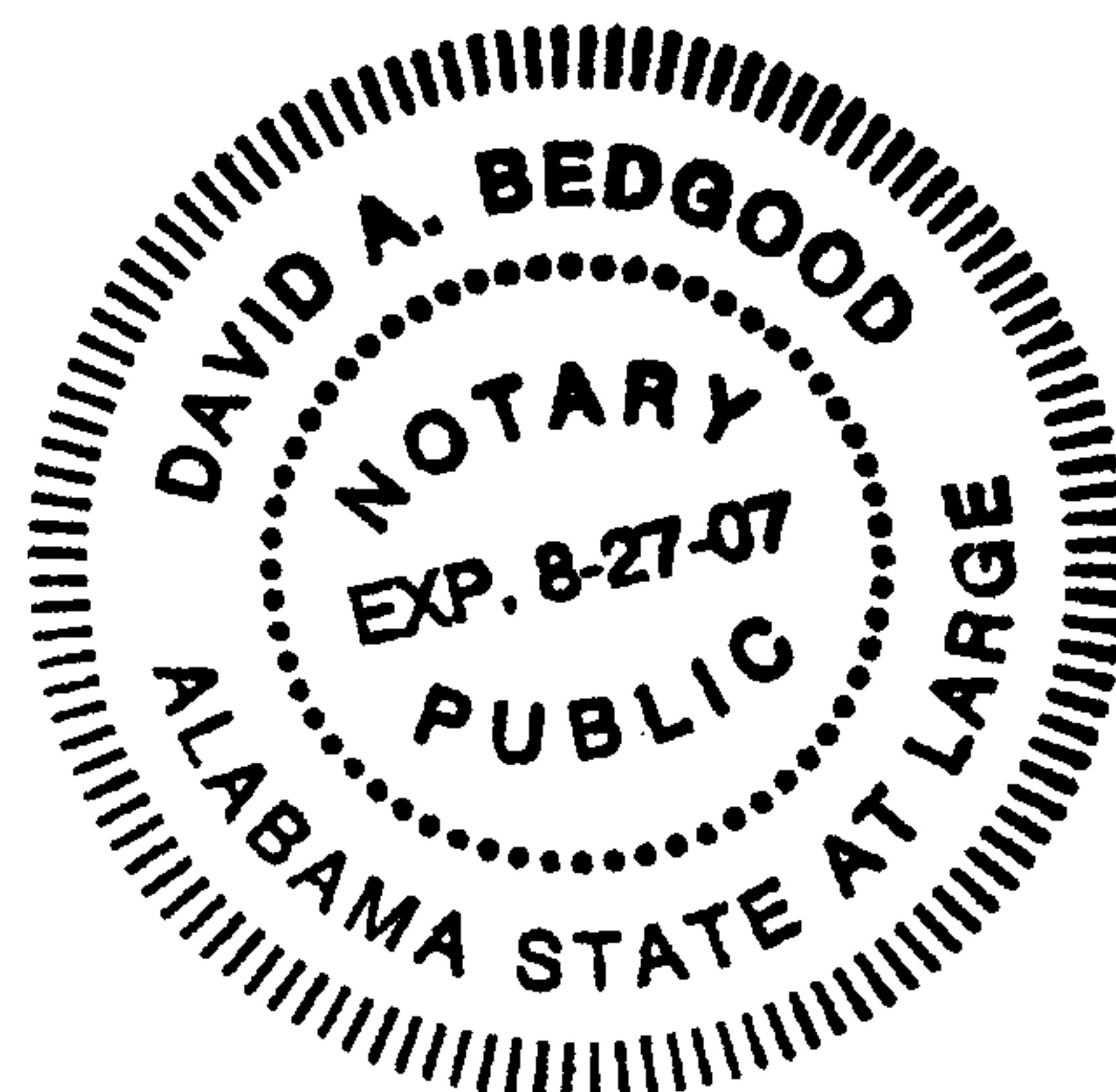
 (SEAL)
KRYSTELLE GEISSLER

STATE OF ALABAMA
SHELBY COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that **JUSTIN J GEISSLER AND KRYSTELLE GEISSLER, HUSBAND AND WIFE** whose name(s) are signed to the foregoing conveyance, and who is(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 **18th** day of **MARCH, 2005**


Notary Public
My commission expires: _____



Surety Land Title, Inc
300 Office Park Drive Suite 216
Birmingham, AL 35223



20050324000132640 2/2 \$14.50
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"

File No.: 700148

Shelby County, AL 03/24/2005
State of Alabama

Deed Tax: \$.50

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 3 WEST RUN IN AN EASTERLY DIRECTION ALONG THE NORTHERLY LINE OF QUARTER-QUARTER SECTION FOR A DISTANCE OF 401.37 FEET; THENCE 37 DEGREES 07 MINUTES TO THE RIGHT IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 528.17 FEET TO THE POINT OF BEGINNING; THENCE 86 DEGREES 04 MINUTES 20 SECONDS TO THE RIGHT IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 62.41 FEET; THENCE 71 DEGREES 47 MINUTES TO THE RIGHT IN A NORTHWESTERLY DIRECTION A DISTANCE OF 162.25 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF 13TH STREET NW; THENCE 106 DEGREES 34 MINUTES TO THE RIGHT IN A NORTHEASTERLY DIRECTION AND LONG SAID SOUTHEASTERLY LINE OF 13TH STREET NW A DISTANCE OF 100.00 FEET; THENCE 63 DEGREES 21 MINUTES TO THE RIGHT IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 133.05 FEET; THENCE 79 DEGREES 52 MINUTES TO THE RIGHT IN A SOUTHERLY DIRECTION A DISTANCE OF 64.80 FEET TO THE POINT OF BEGINNING.