20050517000238100 1/2 $139.00
Shelby Cnty Judge of Probate,AL
05/17/2005 02:24:38PM FILED/CERT

This Instrument Prepared By:
Christopher R. Smitherman, Attorney at Law
Law Offices of Christopher R. Smitherman, L.L.C.
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Robert K. Lightfoot
Carol K. Lightfoot
1 Kirkwood
Montevallo, AL 35115

STATE OF ALABAMA)
)
SHELBY COUNTY)

WARRANTY DEED: JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Two Hundred Fifty Thousand & 00/100 Dollars ($250,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Helen S. Kirkland, a widow**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Robert K. Lightfoot and wife, Carol K. Lightfoot,** hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to wit:

See attached Legal Description marked as Exhibit "A"

Subject to all items of record.

Note: Helen S. Kirkland and Helen Sharbutt Kirkland are one and the same person.

NOTE: PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE(S), ON EVEN DATE HEREWITH, IN FAVOR OF HELEN S. KIRKLAND, IN THE SUM OF $125,000.00.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 28th day of April, 2005.

GRANTOR

(L.S.)
Helen S. Kirkland

STATE OF ALABAMA)
)
SHELBY COUNTY)

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, *Helen S. Kirkland,* which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 28th day of April, 2005.

NOTARY PUBLIC
My Commission Expires: 5/13/2008

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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:
Commencing at the NE corner of SE 1/4 of NW 1/4, Section 21, Township 22 South, Range 3 West; thence North 89 degrees 51 minutes West along the North boundary of the said SE 1/4 of NW 1/4, a distance of 70.0 feet to the point of beginning, lying on the West right of way line of Montevallo-Siluria Highway; thence continuing North 89 degrees 51 minutes West along the North boundary of the said SE 1/4 of NW 1/4 a distance of 679.97 feet to a point; thence South 7 degrees 39 minutes East along the East property line of the Chamberlain property, a distance of 274.84 feet to a point; thence South 19 degrees 35 minutes East along the Northeast property line of the said Chamberlain property, a distance of 245.0 feet to a point on the Northwest boundary of a 20-foot wide alley or access located 20 feet Northwest of the Northwest boundary of Lyman's Addition to Montevallo; thence North 49 degrees 20 minutes East along the Northwest boundary of the said 20-foot alley, a distance of 740.92 feet to a point on the West right of way line of the Montevallo-Siluria Highway; thence North 2 degrees 17 minutes West along said right of way line a distance of 18.33 feet to the point of beginning.

PARCEL 2:
Begin at the intersection of the Southwest right of way of Moody Street and the Northwest right of way of Nabors Street; thence Northwest along said right of way 300 feet to the point of beginning; thence Northeast 210 feet; thence Northwest 50 feet; thence Southwest 210 feet; thence Southeast to point of beginning.

NOTE: Title to Parcel 2 will not be insured hereinunder.

PARCEL 3:
A 20-foot wide private access way or alley situated contiguous to the South and Southeast side of the Helen S. Kirkland real estate described in the Office of the Probate Judge, Shelby County, Alabama, in Deed Book 324, at Pages 641 and 642, and also contiguous to the North and Northwest side of the William J. Kennerly (now deceased) real estate as described in the Office of the Probate Judge, Shelby County, Alabama in Deed Book 79, at Page 109. The said 20-foot wide private access or alley runs from Moody Street in the City of Montevallo, Alabama, Northeasterly a distance of 1,022 feet, more or less, to Alabama State Highway #119 in the said city.

PARCEL 4:
That part of the SE 1/4 of the NW 1/4 of Section 21, Township 20 South, Range 3 West, Shelby County, Alabama, situated within the municipal limits of the City of Montevallo and described as follows:
Begin at the Northeast corner of Lot 1, Block L, of Lyman's Addition to Montevallo, map or plat of which is recorded in Map Book 3, at Page 27, in the Office of the Judge of Probate of Shelby County, Alabama, and run in a Northwesterly direction along the Southwest line of Moody Street, or the paved extension thereof maintained at the present time by the City of Montevallo, for a distance of 50 feet; thence run North 49 degrees 30 minutes East for a distance of 270 feet to the point of beginning of the parcel hereby conveyed; thence run South 40 degrees 30 minutes East for a distance of 30 feet to a point on the Northernmost margin of a 20-foot alley or access way; thence run North 49 degrees 30 minutes East and along the Northernmost margin of said alley or access way, for a distance of 100 feet to a point; thence run North 19 degrees 25 minutes West for a distance of 30 feet, more or less, to a point; thence run Southwesterly and parallel to the Northernmost margin of said alley or access way for a distance of 110 feet, more or less, to the point of beginning. Said parcel being a part or portion of the real property acquired by John Patrick Kelly and Anne Faulk Kelly under and by virtue of that certain deed dated March 30, 1964, and recorded on April 7, 1964, in Deed Book 230, at Page 60, in the Office of the Judge of Probate of Shelby County, Alabama, and constituting the Southeasternmost tip thereof abutting 100 feet on said alley or access way.

PARCEL 5:
A parcel of land in the SE 1/4 of the NW 1/4 of Section 21, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:
Commence at the intersection of the NW margin of the right of way of Nabors Street where it intersects with the NE margin of the right of way of Moody Street; thence Northeasterly along the NW margin of Nabors Street 400 feet; thence Northwesterly parallel to Moody Street 150 feet to the point of beginning of the lot herein conveyed; thence run Southwesterly parallel with Nabors Street 50 feet; thence Southeasterly parallel with Moody Street 25 feet; thence Southwesterly parallel with Nabors Street 50 feet; thence Northwesterly parallel with Moody Street 175 feet, more or less, to an old road on the North line of what was formerly F. May Lyman's land; thence Northeasterly parallel with Nabors Street, and along said road, a distance of 100 feet; thence Southeasterly, parallel with Moody Street a distance of 150 feet, more or less, to the point of beginning, and being situated in the Town of Montevallo, Alabama, and in the SE 1/4 of NW 1/4 of Section 21, Township 22 South, Range 3 West, Shelby County, Alabama.

LESS AND EXCEPT that property described in deed recorded in Real Record 015, Page 732, in Probate Office.

Shelby County, AL 05/17/2005
State of Alabama

Deed Tax:$125.00