

This instrument was prepared by:  
Michael T. Atchison, Attorney at Law, Inc.  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: Odell L. Smith  
~~██████████~~ P.O. Box 321  
Columbiana, AL 35051

**WARRANTY DEED**

20070906000418580 1/2 \$96.50  
Shelby Cnty Judge of Probate, AL  
09/06/2007 10:40:59AM FILED/CERT

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One Hundred Forty Two Thousand Five Hundred dollars and Zero cents (\$142,500.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Saranel Ozley, a single woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Odell L. Smith (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.**

SUBJECT TO TAXES FOR 2007 AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND PERMITS OF RECORD.

\$60,000.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

\$0.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A SECOND MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

Saranel Ozley is the surviving grantee in certain deeds recorded in Deed Book 199, Page 11; Deed Book 220, Page 30 and Deed Book 199, Page 10 in Probate Office of Shelby County, Alabama. The other grantee, R.J. Ozley aka Richard J. Ozley is deceased, having died on the 14 day of Feb 1980.

TO HAVE AND 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 the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 24<sup>th</sup> day of August 2007.

|              |                             |
|--------------|-----------------------------|
| _____ (SEAL) | <u>Saranel Ozley</u> (SEAL) |
| _____ (SEAL) | _____ (SEAL)                |
| _____ (SEAL) | _____ (SEAL)                |
|              | _____ (SEAL)                |

STATE OF ALABAMA

}

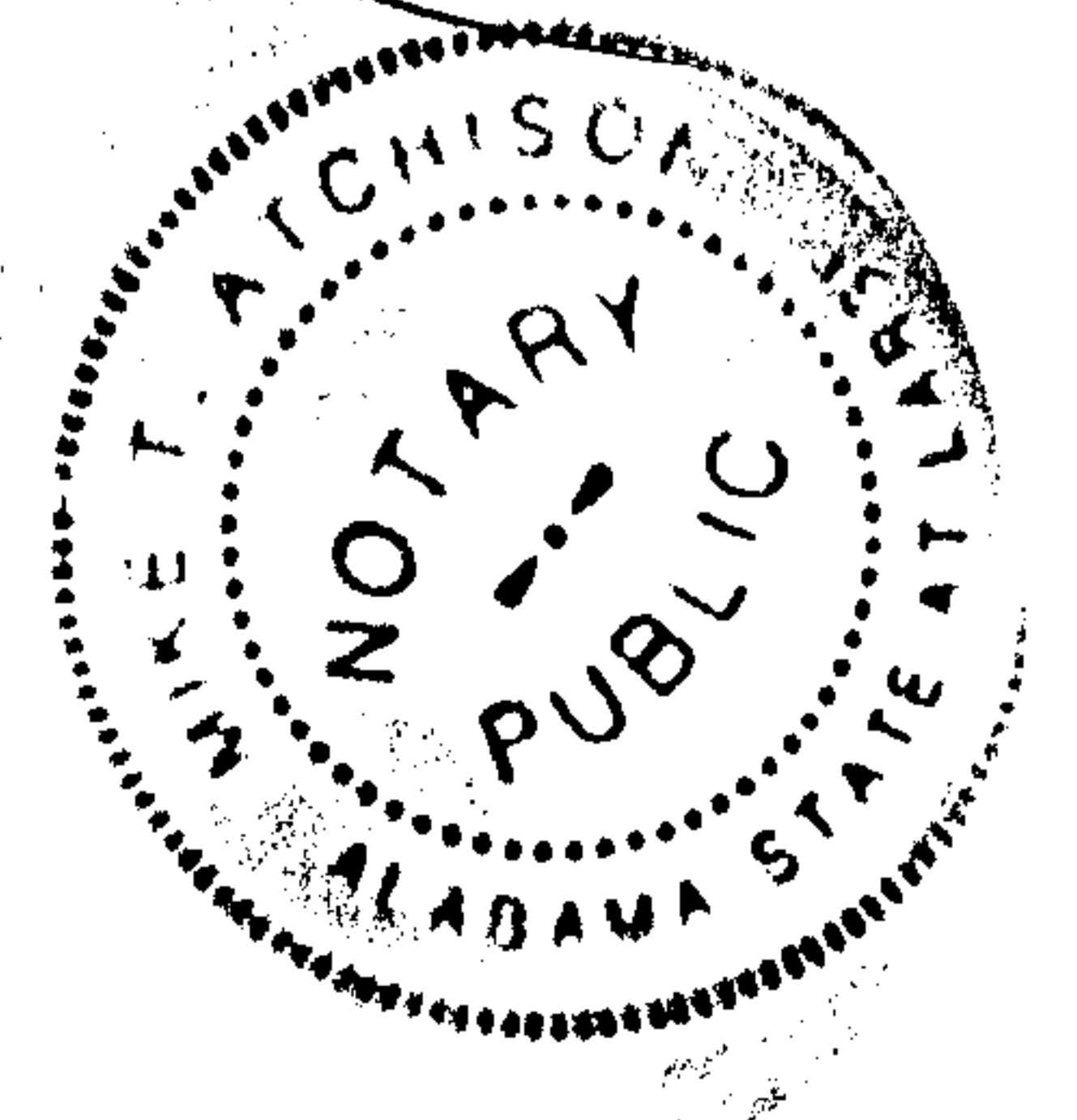
General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Saranel Ozley whose name 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 he/she executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this 24<sup>th</sup> day of August 2007.

Michael T. Atchison  
Notary Public  
My Commission Expires: 10/16/08



Shelby County, AL 09/06/2007  
State of Alabama  
Deed Tax: \$82.50

## EXHIBIT A

  
20070906000418580 2/2 \$96.50  
Shelby Cnty Judge of Probate, AL  
09/06/2007 10:40:59AM FILED/CERT

### PARCEL I:

Commence at the intersection of the East right of way line of Line Street also known as Arlington Street, with the South line of Woods Ferry Road in the town of Columbiana, Alabama and run thence South 12 degrees East along the East line of said Line Street 640.36 feet, more or less, to the SW corner of the lot conveyed grantees by grantors by deed dated January 17, 1959 recorded in the Probate Office of Shelby County, Alabama in Deed Book 199, Page 11; which said point is the point of beginning of the lot herein described and conveyed; thence turn an angle of 93 degrees to the left and run thence easterly along the South boundary of said lot heretofore conveyed to grantees 150 feet; thence turn an angle of 93 degrees to the right and run thence southerly 10 feet; thence turn an angle of 87 degrees to the right and run thence westerly and parallel with the South boundary of said lot heretofore conveyed grantees, 150 feet to the East line of Line Street; thence turn an angle of 93 degrees right and run thence northerly 10 feet to point of beginning.

### PARCEL II:

Commence at the NW corner of the lot described above as Parcel One, and run thence easterly along the South boundary of the strip of land conveyed by quitclaim deed to grantees dated January 28, 1959, 12 feet to the SW corner of said strip of land described in said quitclaim deed; thence turn an angle of 93 degrees to the left and run thence southerly 12 feet; thence turn an angle of 93 degrees and run thence southerly by 10 feet; thence easterly to the SW corner of lot described as Parcel One above; thence northerly along the West line of sided Parcel One, 10 feet to the point of beginning.

### PARCEL III:

For point of reference, begin at the intersection of the East right of way line of Line Street with the South line of woods Ferry Road in the town of Columbiana, Alabama; thence south 12 degrees East along the East line of Line Street, 376 feet to the Southwest corner of L. H. Ellis lot, which SW corner of Ellis lot is 12.29 feet East of the curb line of Line Street; thence run South and parallel with the East curb line of Line Street a distance of 154.35 feet to the point of beginning of the lot herein conveyed; thence turn an angle of 93 degrees to the left and run a distance of 150 feet; thence turn an angle of 93 degrees to the right and run a distance of 110 feet; thence turn an angle of 87 degrees to the right and run a distance of 150 feet to the East line of Line Street; thence turn an angle of 93 degrees to the right and run North along the East line of Line Street to the point of beginning. Situated in the SE ¼ of NW ¼ of Section 25, Township 21 Range 1 West, Shelby County, Alabama.

### PARCEL IV:

For point of reference, begin at the intersection of the East right of way line of Line Street with the South line of Woods Ferry Road in the Town of Columbiana, Alabama; thence South 12 degrees East along the East line of Line Street 376 feet to the SW corner of L. H. Ellis lot, which SW corner of Ellis lot is 12.29 feet East of the curb line of Line Street; thence run South and parallel with the East curve line of Line Street, a distance of 154.35 feet to the point of beginning of the lot herein conveyed, being the NW corner of the lot conveyed by grantors to grantees by deed dated January 17, 1959; thence turn an angle of 87 degrees right and run thence 12 feet, more or less to the east boundary of said paved street now designated as Arlington Street; thence southerly along the East boundary of said paved street and extension of the same 110 feet; thence turn an angle of 93 degrees to the left and run thence 12 feet more or less to the SW corner of said land described in said former deed from grantors to grantees; thence northerly along the West boundary of said land formerly conveyed grantees to point of beginning, subject to public street right of way, if any.