


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

Send Tax Notice:
Cynthia Denise Karoly
201 Jones Road
Montevallo, Alabama 35115

STATE OF ALABAMA)
)
SHELBY COUNTY) **WARRANTY DEED**


20090813000312490 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
08/13/2009 02:44:28 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Five Thousand and 00/100 Dollars (\$5,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Aligean Jones Holloman (a widowed woman)**, hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Cynthia Denise Karoly (a divorced woman)**, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County**, Alabama, to-wit:

PARCEL 1

COMMENCE AT THE NW CORNER OF FRACTIONAL SECTION 27, TOWNSHIP 22, SOUTH, RANGE 3 WEST; THENCE RUNS S 0-00'00" W FOR 564.84 FEET; THENCE RUN S 51-48' 19" E FOR 67.85 FEET; THENCE RUN N 24-51'18" E FOR 30.00 FEET; THENCE RUN N 59-06'36" E FOR 317.31 FEET TO A POINT OF BEGINNING; THENCE RUN 59-23'59" E 63.00 FEET; THENCE RUN N 33-05'21" W FOR 181.32 FEET TO A POINT ON THE SOUTH EASTERLY RIGHT OF WAY OF SOUTHERN RAILROAD; SAID POINT BEING SITUATED ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 1-05'12" AND A RADIUS OF 2914.93 FEET; THENCE RUN SOUTHWEST ALONG THE ARC OF SAID CURVE FOR 55.29 FEET; THENCE RUN S 30-36'41" E FOR 177.37 FEET TO THE POINT OF COPY BEGINNING. According to a survey dated April 16, 2009 by Steven Michael Allen, Professional Land Surveyor License # 12944.

Subject to all items of record.

Note: This property is not homestead for the Grantor.


Note: That this deed was prepared without title search.

TO HAVE AND TO HOLD to the said Grantee in fee simple 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 Grantee and the heirs and assigns of the Grantee, 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 Grantee and the heirs and assigns of the Grantee 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 5th day of August, 2009.

GRANTOR


Aligean Jones Holloman

Deed Tax : \$5.00

STATE OF ALABAMA

Shelby COUNTY

ACKNOWLEDGMENT

I, Angela Tubbs, a Notary Public for the State at Large, hereby certify that the above posted name, Angela P. Tubbs, 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 5th day of August, 2009.

Angela Tubbs
NOTARY PUBLIC
My Commission Expires: 8/20/12