

This instrument was prepared by:
L. Brooks Burdette
The Burdette Law Firm P.C.
113 Glenn Ave.
Trussville, AL 35173

Send Tax Notice To: Todd A. Smith
381 Bent Pine Dr.
Helena, AL 35080

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2010

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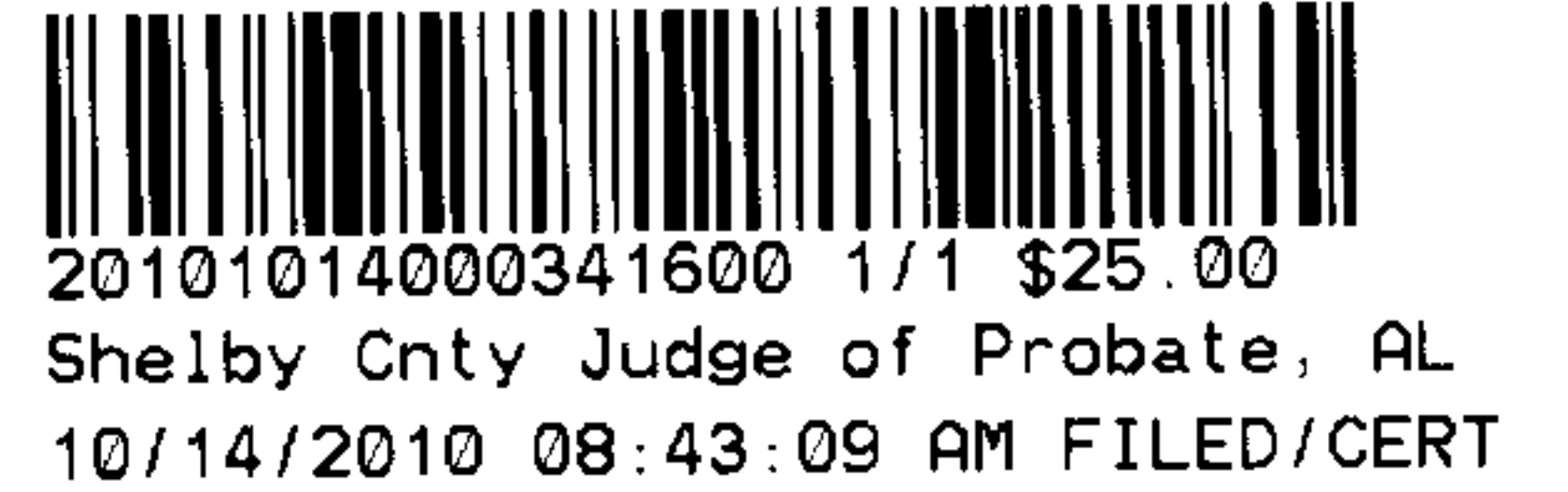
WARRANTY DEED

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY



That in consideration of **Ninety Seven Thousand dollars and Zero cents (\$97,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Basil A. Smith and wife, Diane D. Smith** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Todd A. Smith** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the SE Corner of the SW 1/4 of the NE 1/4 of Section 12, Township 21 South, Range 5 West, Shelby County, Alabama; thence S86°57'56"W, a distance of 200.00' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 622.00'; thence N03°53'04"W, a distance of 145.06'; thence S85°23'20"E, a distance of 97.79'; thence S65°05'45"E, a distance of 195.84'; thence S82°25'06"E, a distance of 58.60'; thence N65°11'39"E, a distance of 136.48'; thence N84°22'57"E, a distance of 168.74'; thence S03°53'04"E, a distance of 87.72' to the POINT OF BEGINNING.

Said Parcel containing 1.18 acres, more or less.

ALSO AND INCLUDING A JOINT 20' Ingress/Egress, Utility and Drainage Easement, lying 10' either side of and parallel to the following described centerline:

Commence at the SE Corner of the SW 1/4 of the NE 1/4 of Section 12, Township 21 South, Range 5 West, Shelby County, Alabama; thence S86°57'56"W, a distance of 200.00'; thence N03°53'04"W, a distance of 77.71' to the POINT OF BEGINNING OF SAID CENTERLINE; thence S84°22'57"W, a distance of 166.74'; thence S65°11'39"W, a distance of 137.70'; thence N82°25'06"W, a distance of 63.03'; thence N65°05'45"W, a distance of 195.57'; thence N85°23'20"W, a distance of 94.51' to the POINT OF ENDING OF SAID CENTERLINE, Also a 20.00 foot ingress and egress easement across an existing roadway, the approximate centerline being described as: Commence at the SE Corner of the SW 1/4 of the NE 1/4 of Section 12, Township 21 South, Range 5 West, Shelby County, Alabama; thence S86°57'56"W, a distance of 200.00'; thence N03°53'04"W, a distance of 65.00 feet to the POINT OF BEGINNING OF SAID CENTERLINE; thence turn left 89°09' from the east boundary of above described property in an easterly direction 135.00 feet; thence turn right 7°40' in a southeasterly direction 75.00 feet; thence turn right 55°00' in a southeasterly direction 75.00 feet, more or less, to intersection with said south boundary and terminus of this centerline, and also an ingress and egress easement described as the east 30.00 feet of the west half of the South-East quarter of said Section 12 lying north of Highway 13.

Subject to easements, reservations and restrictions at record

\$84,305.00 of the consideration herein is derived from a purchase money mortgage closed simultaneously herewith.

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, we have hereunto set our hand(s) and seal(s), this 9th day of September, 2010.

(SEAL)

(SEAL)

Basil A. Smith

Diane D. Smith

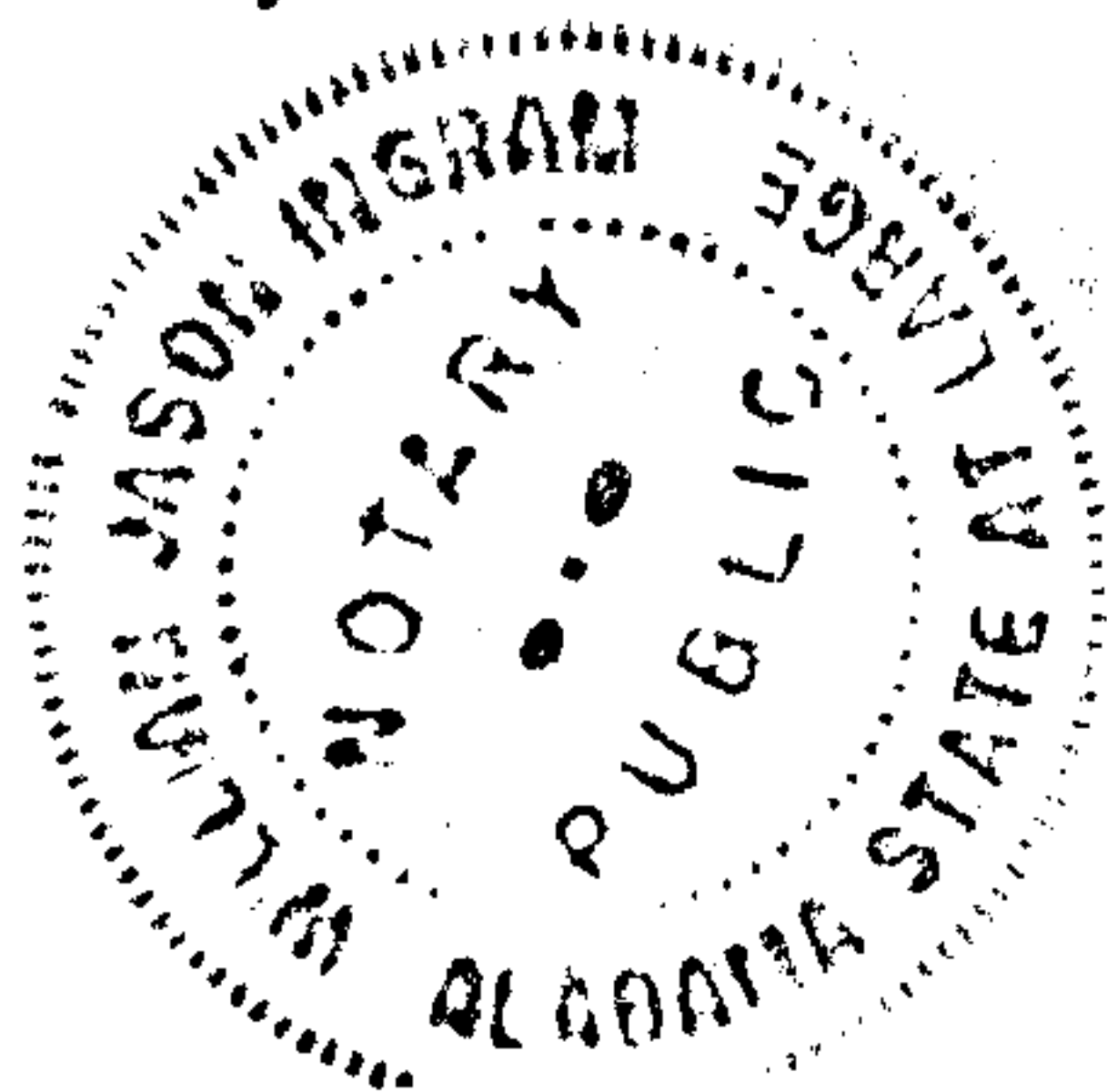
STATE OF ALABAMA

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General Acknowledgment

SHELBY COUNTY

I, W. Jason Ingram, a Notary Public in and for the said County, in said State, hereby certify that **Basil A. Smith and wife, Diane D. Smith** whose names are signed to the foregoing conveyance, and who 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 9th day of September, 2010.



W. Jason Ingram, Notary Public
W JASON INGRAM
MY COMMISSION EXPIRES
JULY 16, 2011
Shelby County, AL 10/14/2010
State of Alabama
Deed Tax : \$13.00