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Shelby Cnty Judge of Probate, AL
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This Instrument Was Prepared By:
CHRISTOPHER R. SMITHERMAN, ATTORNEY AT LAW
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
JOSH SMITHERMAN
136 Mulberry Ln
shelby, AL 35143

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

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **EIGHTEEN THOUSAND AND 00/100 DOLLARS (\$43,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JAMES L. DOVER**, A SEPARATED MAN, hereinafter called "GRANTOR," does hereby GRANT, BARGAIN, SELL AND CONVEY unto **JOSH SMITHERMAN**, 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:

A part of the NW 1/4 of the SW 1/4 of Section 1 3, Township 22 South, Range 4 West, Shelby County, Alabama.

Beginning at the SE corner of said 1/4 - 1/4 section; thence run North along the East line of said 1/4 - 1/4 section a distance of 318.00 feet to a point on the North right of way of Shelby County Road No. 10 (Boothton - Montevallo Road) for the point of beginning; thence continue North 195.00 feet; thence turn 90 degrees left and run 175.00 feet; thence turn 90 degrees left and run 150.55 feet to the North right of way of Shelby County Road No. 10; thence turn 75 degrees 45 minutes left and run along a chord of arc on the North right of way of Shelby County No. 10 a distance of 180.56 feet to the point of beginning.

NOTE: Subject to all items of record.

NOTE: \$0.00 of the above consideration is paid with Purchase Money First Mortgage executed by Grantee.

This property is not homestead property for the Grantor.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor 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 Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 15th day of September, 2011.

JAMES L. DOVER

STATE OF ALABAMA)
COUNTY OF SHELBY) **ACKNOWLEDGMENT**

I, **CHRISTOPHER R. SMITHERMAN**, a Notary Public for the State at Large, hereby certify that the above posted name, **JAMES L. DOVER**, 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 he executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 15th day of September, 2011.

NOTARY PUBLIC
My Commission Expires: May 13, 2012