

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:
Mary Ann Nichols Barnett
PO Box 477
Montevallo, AL 35115

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

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Five Thousand & 00/100 Dollars (\$5,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Mary Ann Nichols Barnett, a widow person**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Mary Ann Nichols Barnett**, hereinafter called "Grantees" 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 Exhibit A.

Subject to all items of record.

NOTE: The Grantor and the Grantee are one in the same. This instrument is executed for purposes of identifying the interest in real estate that is being retained by the Grantor as she has simultaneously transferred adjacent lands.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, and to the heirs 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 16 day of February, 2012.

Mary Ann Nichols Barnett (L.S.)
Mary Ann Nichols Barnett

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

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted names, Mary Ann Nichols Barnett, 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 16 day of February, 2012.

Chris Smitherman
NOTARY PUBLIC
My Commission Expires: 5/13/2012

Exhibit A

Commence at the Northeast corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 19, Township 22 South, Range 3 West, Shelby County, Alabama and run North 90 degrees 00 minutes 00 seconds East for 237.00 feet to the West boundary of Southern Railroad; thence along said railroad, south 29 degrees 41 minutes 00 seconds West for 277.00 feet; thence continue along said railroad, South 29 degrees 41 minutes 00 seconds West for 784.11 feet; thence leaving said railroad, run North 64 degrees 54 minutes 00 seconds West for 214.33 feet; thence run North 45 degrees 25 minutes 02 seconds East for 44.46 feet to a spike and the point of beginning. From said POB run along a chain link fence and inside an access road the following calls: South 16 degrees 36 minutes 24 seconds East for 31.07 feet; South 51 degrees 43 minutes 30 seconds East for 44.12 feet; South 80 degrees 09 minutes 22 seconds East for 35.85 feet; North 66 degrees 13 minutes 09 seconds East for 21.30 feet; North 21 degrees 34 minutes 23 seconds East for 149.54 feet; North 03 degrees 22 minutes 08 seconds West for 33.28 feet; North 37 degrees 43 minutes 19 seconds West for 35.02 feet; North 71 degrees 18 minutes 03 seconds West for 28.70 feet and South 33 degrees 36 minutes 50 seconds West for 185.58 feet to the point of beginning.

According to the survey of Michael G. Moates, dated February 12, 2012..



20120319000095300 2/2 \$20.00
Shelby Cnty Judge of Probate, AL
03/19/2012 04:05:32 PM FILED/CERT

Shelby County, AL 03/19/2012
State of Alabama
Deed Tax:\$5.00