

This instrument was prepared by

(Name) Karl C. Harrison

(Address) Attorney at Law

Columbiana, Ala. 35051 314

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



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Shelby Cnty Judge of Probate, AL

10/13/1972 12:00:00 AM FILED/CERT

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and the exchange of property

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Ora Mae Stanley and husband, Leroy Eugene Stanley

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Mayo Smith

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 48 according to the map of Spain Estate recorded in the Probate Office of Shelby County, Alabama in Map Book 5, Page 32, being more particularly described as follows:

Commence at the Northwest corner of Section 25, Township 21 South, Range 3 West and run South 84 deg. 46 min. East along the North line of said quarter-quarter section a distance of 906.81 feet to a point; thence South 3 deg. 28 min. West 290.13 feet to the point of beginning of the lot herein conveyed; thence continue in the same direction South 3 deg. 29 min. East 96.71 feet; thence turn an angle of 85 deg. 28 2/3 min. to the left and run Easterly 1877.43 feet to the West line of an 80 foot roadway as shown by said survey of Spain Estate; thence North 8 deg. 51 min. East along the West line of said roadway 118.86 feet to a point; thence turn an angle of 91 deg. 33 min. to the left and run 1886.36 feet to the point of beginning.

Also a 10' easement of equal width extending southerly along the west 10' of Lots 18, 28, 38, 48, 58, 68, 78, 88 & 98, to be used in common with the other parties hereto for egress and ingress to and from the Creek which constitutes the west boundaries of Lots 58, 68, 78, 88 & 98, and said property owners shall have the right to install and maintain a water pipe of sufficient diameter to furnish water for domestic use of one house; it being understood however, that grantors herein shall have no obligation to maintain said pipe, pump or said easement.

TO HAVE AND TO 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 11 day of March, 1972.

(Seal)

(Seal)

(Seal)

Ora Mae Stanley (Seal)

Leroy Eugene Stanley (Seal)

Leroy Eugene Stanley (Seal)

(Seal)

(Seal)

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(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, KARL C. HARRISON, a Notary Public in and for said County, in said State, hereby certify that Ora Mae Stanley and husband, Leroy Eugene Stanley whose name S 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 11 day of March, A. D., 1972.

Karl C. Harrison

Notary Public.