

This instrument was prepared by

(Name) S. W. Smyer, Jr. 2230

(Address) 2118 First Ave., N., Birmingham, Ala.

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and love and affection

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, S. W. Smyer, Jr. and wife Astrid M. Smyer

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

Sidney W. Smyer, III

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

All that part of West 1/2 of SW1/4 and SE1/4 of SW1/4 of Section 18, Township 18 South, Range 1 East, bounded as follows:

On the north by Shelby County Highway 41; on the west by land conveyed to Ingrid L. Smyer, and lots 1 and 2 and area marked "DAM" according to survey of Hollybrook Lake as recorded in the Office of Judge of Probate of Shelby County in Map Book 4, Page 74; and on the south by the northern boundary of Shoal Creek and "duck swamp."

The grantor, his successors and assigns reserves an easement 30 feet wide across the property herein conveyed, the location of which shall be determined by grantor for access to property of grantor not herein conveyed.

There is excepted from this conveyance all rights to remove timber of Kimberly-Clark Corporation under its contract with grantor dated December 31, 1974.

There is further excepted any mineral and mining rights not owned by grantor



19760209000008910 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/09/1976 12:00:00AM FILED/CERT

DEALA SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 FEB -9 AM 7:16
JUDGE OF PROBATE
Dorothy M. Bunker

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 22nd day of April, 1975.

(Seal)
(Seal)
(Seal)

(Seal)
S. W. Smyer, Jr.
Astrid M. Smyer
(Seal)
(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Mary O. DeMoll, a Notary Public in and for said County, in said State, hereby certify that S. W. Smyer, Jr. and wife Astrid M. Smyer 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of April, A. D., 1975.

Mary O. DeMoll
Notary Public