

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19760723000068830 1/2 \$.00
Shelby Cnty Judge of Probate, AL
07/23/1976 12:00:00AM FILED/CERT

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of LOVE & AFFECTION & the sum of ONE & NO/100 (\$1.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Fredric Smith & wife, Thelma Smith; Elsie Smith Vansant & husband, Hobson Vansant; Franklin Smith & wife, Brenda Smith; Beverly Smith McWhorter & husband, Paul McWhorter

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

Dessie Smith

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

A part of the E $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 13, Township 22 South, Range 1 West, described as follows: To find the point of beginning, start at the NE corner of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$; thence south along the East line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 212.5 feet to a point; thence South 44 deg. 30 min. West a distance of 824.5 feet to a point; thence South 84 deg. 30 min. West a distance of 1450.5 feet to a point on the center line of the L & N Railroad a distance of 2825.6 feet, more or less, to a point on the North line of a public road; thence Eastwardly along the North line of said public road a distance of 520.5 feet to a point which is the point of beginning; thence Northwardly at a deflection angle of 87 deg. 44 min. to the left a distance of 409.6 feet to a point; thence Eastwardly at a deflection angle of 82 deg. 16 min. to the right a distance of 35 feet to a point; thence Southeastwardly at a deflection angle of 47 deg. 29 min. to the right a distance of 131.9 feet to a point; thence Southwardly at a deflection angle of 34 deg. 54 min. to the right a distance of 332.2 feet, more or less, to a point on the North line of a public road; thence Westwardly with a deflection angle of 102 deg. 47 min. to the right along the North line of said public road a distance of 223.8 feet to the point of beginning, and containing 1.45 acres, more or less.

There is excepted herefrom rights of ways or easements now existing, if any.

It is intended to convey all property, or any interest therein, owned by J. W. Smith, Jr. at the time of his death.

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 5th day of July, 1976.

Elsie Smith Vansant (SEAL)

Hobson Vansant (Seal)

Fredric W Smith (Seal)

Thelma Smith (Seal)

Franklin Smith (SEAL)

Brenda Smith (Seal)

Beverly Smith McWhorter (Seal)

Paul McWhorter (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Fredric Smith & wife, Thelma Smith 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 5th day of July, A. D. 1976.

Laurie Brashe

Notary Public

RETURN TO:

Laurie

TO

WARRANTY DEED

STATE OF ALABAMA,
County.

50
6.00
1.50
7.50

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$



19760723000068830 2/2 \$.00
Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that ELSIE SMITH VANSANT & husband, HOBSON VANSANT, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 5th day of July, 1976.

Laurie P. Basher
Notary Public

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that FRANKLIN SMITH & wife, BRENDA 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 5th day of July, 1976.

Laurie P. Basher
Notary Public

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that BEVERLY SMITH McWHORTER & husband, PAUL McWHORTER, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 9 day of July, 1976.

Dorothy S. Hammond
Notary Public

STATE OF ALABAMA
SHELBY COUNTY
JUL 23 1976
11 23 AM
DEED
FILED

1976 JUL 23 PM 2:11

Deed July 50

Consent

JUDGE OF PROBATE