

449

ADDRESS:

This instrument was prepared by
(Name) DOUGLAS L. KEY, ATTORNEY AT LAW
2100 11th Avenue North
(Address) Birmingham, AL 35234

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and other good and valuable consideration
18,000
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,
Walter E. Smith, Jr. and wife, Gwendolyn G. Smith
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Walter E. Smith, Jr.

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

A parcel of land located in the Northwest Quarter of Section 9, Township 24 North, Range 12 East, more particularly described as follows: Commence at the Southwest corner of the Southwest Quarter of the Northwest Quarter of Section 9; thence in an Easterly direction, along the South line of said Quarter-Quarter Section 30 feet to a point on the Southeast Right of Way Line of the Old Montevallo-Wilton Road; thence 47 deg. 55 min. left, in a Northeasterly direction along said Right of Way Line 1840.40 feet; thence 77 deg. 30 min. right, in a Southeasterly direction 164.40 feet to the point of beginning; thence continue along last described course a distance of 255.60 feet; thence 77 deg. 30 min. left, in a Northeasterly direction 320.0 feet; thence 102 deg. 30 min. left, in a Northwesterly direction 406.72 feet to a point on the Southeast Right of Way Line of Alabama Highway 25; thence 77 deg. 30 min. left in a Southwesterly direction along said Right of Way Line 291.0 feet; thence 91 deg. 27 min. 14 sec. left, in a Southeasterly direction, 147.58 feet to the point of beginning, containing 2.94 acres more or less, subject to easements and rights of way of record, according to the survey of Johnye Horton, Registered Surveyor, dated February 12, 1981.
(No. 12496)

As a part of the consideration hereinabove cited, the grantee, hereinabove named, agrees to assume and pay the certain mortgage to Leslie H. Hubbard in the approximate amount of \$12,000.00.

This conveyance is made in compliance with a Final Decree of Divorce dated _____, rendered in the Circuit Court for the Tenth Judicial Circuit of Alabama, Case number _____.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And K(we) do for ~~ourselves~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that K(we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 14th day of January, 1983.

NOTED & FILED
IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT
1983 FEB 10 PM 2:47

Deed tax 8.00
Rec 1.50
1050

(Seal) Walter E. Smith, Jr.
(Seal) Gwendolyn G. Smith
(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, THE UNDERSIGNED _____, a Notary Public in and for said County, in said State, hereby certify that Walter E. Smith, Jr. and wife, Gwendolyn G. 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of January, A. D., 1983.

Robert Real Estate

Douglas Key
Notary Public