

This instrument was prepared by

(Name) DOUGLAS L. KEY, ATTORNEY AT LAW

(Address) 2100 11th Avenue North

Birmingham, Alabama 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 \$500.00

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 portion of Lot 4-B, Block 6, according to the Map of a portion of the Thomas Addition to the Town of Aldrich, as recorded in Map Book 3, Page 52, in the Probate Office of Shelby County, Alabama, being more particularly described as follows: Begin at the Southernmost corner of said Lot 4-B, Block 6, and run Northwesterly along the West side of said Lot for 217.97 feet; then turn an angle of 118 deg. 12 min. 32 sec. to the right and run Northeasterly for 246.32 feet to a point on the West right-of-way of Highland Avenue; then turn an angle of 125 deg. 05 min. 32 sec. to the right and run Southwesterly along said right-of-way for 147.79 feet; then turn an angle of 4 deg. 15 min. to the right and run Southwesterly along said right-of-way for 92.00 feet back to the point of beginning; being situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

As a part of the consideration hereinabove cited, the grantee, hereinabove named, agrees to assume and pay that certain mortgage to Central State Bank in the approximate amount of \$10,000.00

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, their heirs and assigns, that I (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 GRANTEE, 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.

NOTARIAL PUBLIC
INSTRUMENT WAS FILED
1983 FEB 10 PM 2:48

Thomas A. Hamilton, Jr.
JUDGE OF PROBATE

Deed .50
Rec. 1.50
JUL 1.00
(Seal) 300

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 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 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