

WARRANTY DEED

This instrument was prepared by Steven R. Sears, attorney, 11 South Main Street, BX 557, Montevallo, AL 35115+0557, without benefit of title evidence.

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of the assumption of a loan obligation to AmSouth Bank in the amount of \$9550.68 and other good and valuable consideration, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, we, John M Battle and wife Faye L Battle, of BX 107, Montevallo, AL 35115 (herein referred to as grantor, whether one or more) do grant, bargain, sell, and convey unto William Michael Smith and wife Soon San Rim Smith of 104 Comanche, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the SE corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of §11, Twp 24N, R12E; thence W 660 feet, thence N 375 feet to the point of beginning: Thence N 125 feet, thence E 321.3 feet to the W line of a public road; thence S along road 125 feet thence W 321.3 to the point of beginning.

It is the intent of this instrument to convey a house and lot off Ala Hwy 155 acquired by the grantors in 1967 through instruments recorded in the Shelby County Probate office at deed book 246, page 778 and deed book 249, page 559, whether or not correctly described or described at all. *GRMB*

To have and to hold to the said grantees, their heirs and assigns forever.

I John M Battle and wife Faye L Battle do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 set our hands and seals, this 31 October 1985.

Witness:

Steve Sears
Mission H. Lindsey

John M. Battle (Seal)
John M Battle
Faye S. Battle (Seal)
Faye L Battle

I, the undersigned notary public for the State of Alabama at Large, hereby certify that John M Battle, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 October 1985
I CERTIFY THIS
INSTRUMENT WAS FILED Deed tax - 10 00

1985 NOV - 7 AM 9:44

Rec'd 2 50
Adv. 1 00
13 50

Steve Sears
Notary public

My commission expires 16 February 1986

I, the undersigned, notary public for the State of Louisiana, hereby certify that Faye L Battle, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 October 1985.

Benjamin J. Davis
Notary public

Steve Sears