

WARRANTY DEED

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This instrument was prepared by
Steven R. Sears, attorney
11 South Main Street, BX 4
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notice to:

William Joseph Smitherman
BX 14
Wilton, AL 35187

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection, and the terms of a separation and property settlement agreement made pursuant to a divorce, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Joan Elaine Collum Smitherman, a married woman, of BX 14, Wilton, AL 35187, do grant, bargain, sell, and convey unto my husband William Joseph Smitherman, a married man, of BX 14, Wilton, AL 35187 (herein referred to as grantee) the following described real estate situated in Shelby County, Alabama, to-wit:

A portion of Lot 7, Block 2, of the Map of Birmingham Junction, as recorded in Deed Book 14, page 239, in the Probate Office of Shelby County, Alabama, being more particularly described as follows: Begin at a point on the NE line of said Lot 7, Block 2, a distance of 300 feet SE of the NE corner of the said lot, which last mentioned corner is on the line on the easternmost boundary of the Norfolk-Southern Railway right of way; thence run southwesterly and parallel to the said railway for a distance of 104 feet, 4 inches to the line of Lot 8; thence run southeasterly along the N side of Lot 8 for 300 feet; thence turn an angle to the left and run northeasterly and parallel to the said railway for 104 feet, 3 inches to the line between lots 6 and 7; thence run northwesterly along the S side of Lot 6 for 300 feet back to the point of beginning.

Subject to a mortgage to Catherine Smitherman Legg in the amount of \$24,600.00.

Source of title: a warranty deed from Catherine Smitherman Legg executed September 10, 1983, and recorded September 12, 1983 at deed book 349, page 909 of the Shelby County Probate Records. The grantor herein is the same person as the Joan C. Smitherman named as grantee therein. It is intended to convey all the grantor's interest therein, whether or not correctly described above.

To have and to hold to the said grantee, his heirs and assigns forever.

I, Joan Elaine Collum Smitherman, do for myself and for my heirs, executors, and administrators covenant with the said grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, I have set my hand and seal, this 08 March 1988.

Witness:

Steven Sears

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

Joan Elaine Collum Smitherman (Seal)
Joan Elaine Collum Smitherman

State of Alabama)
County of Shelby)

88 MAR -9 PM 3:13

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Joan Elaine Collum Smitherman, 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 08 March 1988.

Edna Faye Perdue
Notary public

My Commission Expires September 16, 1991

1. Deed Tax \$ 1.00
2. Mfg Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 4.50

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