

918
WARRANTY DEED

20,000

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

Please send tax notice to:

✓ Oscar Smitherman
Rt 1, BX 94
Randolph, AL 36792

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of twenty thousand dollars, to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, Harry David Lees and wife Lois Elaine Lees, of Rt 3, BX 11A, Montevallo, AL 35115, do grant, bargain, sell, and convey unto Oscar Smitherman and wife Dessie Mae Smitherman, of Rt 1, BX 94, Randolph, AL 36792 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

A part of Lots 5, 17, and 18 of Block 2 of the Birmingham Junction Subdivision as recorded in Deed Book 14, page 239 in the Probate Office of Shelby County, Alabama, more particularly described as follows: From the NE corner of the SE $\frac{1}{4}$ of §8, Twp 24N, R12E, run westerly along the N boundary line of said SE $\frac{1}{4}$ of §8, Twp 24N, R12E $\pm$ 314.44 feet, to the point of intersection of the N boundary line of the SE $\frac{1}{4}$ of §8, Twp 24N, R12E, and the center line of the Southern Railroad; thence turn an angle of 54°23' to the left and run southwesterly along the center line of said Southern RR for 316.86 feet; thence turn an angle of 90° to the left and run southeasterly 350.0 feet to the point of beginning of the land herein described; thence turn an angle of 90° to the right and run southwesterly 160.65 feet; thence turn an angle of 92°43'30" to the left and run southeasterly 135.0 feet; thence run an angle of 94°49'30" to the left and run northeasterly 156.03 feet; thence turn an angle of 82°40'40" to the left and run northwesterly 114.35 feet to the point of beginning.

Source of title: A warranty deed to grantors herein from David Lees and wife Helen Lees, executed July 14, 1984 and recorded July 16, 1984 at deed book 137, page 343 of the Shelby County Probate Records.

The conveyed property forms no part of the homestead of any grantor hereof. Each grantor has other property which does form homestead.

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

We, Harry David Lees and wife Lois Elaine Lees, 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 grantees, their heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, we have set our hands and seals, this 08 September 1988.

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Witness:

Steven Sears

Steven Sears

Harry David Lees (Seal)
Harry David Lees

Lois Elaine Lees (Seal)
Lois Elaine Lees

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Harry David Lees and wife Lois Elaine Lees, whose names are signed to the foregoing conveyance, and who are (made) 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 08 September 1988.



Commission Expires 28 February 1990

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

88 SEP 13 AM 10:58

William G. Surin
JUDGE OF PROBATE

1. Deed Tax	\$ 20.00
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	26.00

SEP 13 1988