

PREPARED BY:

Corey B. Moore, Attorney
P.O. Box 75061
Birmingham, AL 35253

WARRANTY DEED

LEGAL PROVIDED BY GRANTOR

STATE OF ALABAMA)

TITLE NOT CHECKED BY PREPARER

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of \$7,000.00, to the undersigned Grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Clarence O. Smith, an unmarried man (herein referred to as grantor), grants, bargain, sells and conveys unto Eugene Abercrombie, (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Beginning at the Southwest corner of the NW 1/4 of the SW1/4, Section 30, Township 18, Range 2 East; thence North 397 feet; thence East 286 feet to the public road; thence Southwestward along said road 403 feet; thence West 160 feet to the starting point. Containing two (2) acres, more or less, and being a part of the NW1/4 of the SW1/4, Section 30, Township 18, Range 2 East.

LESS AND EXCEPT that portion of the above described property previously conveyed by deeds recorded in Deed Book 202, Page 288, and Deed Book 216, Page 340, in the Probate Office of Shelby County, Alabama.

TAX ASSESSOR'S NOTE: Please assess in the name of GRANTEE, at: _____

To have and to hold to the said Grantee, his, her or their heirs and assigns forever.

And I do for myself and for my heirs, executors and administrators, covenant with the said Grantees, their 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

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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, I have hereunto set my hand and seal on this the 2nd day of November, 1988.

Clarence O. Smith LS
CLARENCE O. SMITH

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned Notary Public, in and for said State and County, hereby certify that Clarence O. Smith, whose name is signed to the foregoing conveyance, and who being 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 the 2nd day of November, 1988.

Gay B. Moore
NOTARY PUBLIC

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

88 NOV -2 AM 8:32

Thomas A. Shawcross, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>7.00</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>13.00</u>