

This instrument was prepared by

HARRISON, CONWILL, HARRISON & JUSTICE
P. O. Box 557
Columbiana, Alabama 35051

2,000

503

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and division of property

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Kenneth Simons, Kenneth Simons, II, Catherine Simons and Mary Rebecca Simons
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Eva Smith

(herein referred to as grantee, whether one or more) all our undivided interest in and to
the following described real estate, situated in
Shelby County, Alabama, to-wit:

TRACT No. 5

Commence at the SW corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 11, Township 19 South, Range 2 East; thence run North 0 deg. 4 min. 10 sec. 686.96 feet to the point of beginning; thence continue along last described course 403.01 feet; thence run South 63 deg. 16 min. 58 sec. East 67.39 feet to the P.C. of a curve to the right having a central angle of 0 deg. 51 min. 22 sec. and a radius of 4482.04 feet; thence run along the arc of said curve 66.97 feet; thence run South 62 deg. 14 min. 08 sec. East 289.54 feet to the P.C. of a curve to the right having a central angle of 246.09 feet and a radius of 1177.09 feet; thence continue along arc of said curve 56.89 feet; thence run South 59 deg. 28 min. East 46.56 feet; thence run South 23 deg. 14 min. 45 sec. West 201.62 feet; thence run North 85 deg. 37 min. 14 sec. West 386.75 feet to the point of beginning. Containing 3.1 acres.

The above described property is not part of Grantor's homestead

The above grantors constitute all the heirs at law and next of kin of Velma Simons, deceased.

68

326 PAGE

BOOK

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 said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this

day of May June, 19 90.

Kenneth Simons (SEAL) Catherine Simons (SEAL)
Kenneth Simons, II (SEAL) Mary Rebecca Simons (SEAL)

STATE OF

South Carolina
Lexington COUNTY

General Acknowledgment

a Notary Public in and for said County,

I, the undersigned authority
in said State, hereby certify that Kenneth Simons, II

Whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of May June, A.D. 19 90.

STATE OF ALABAMA)

General Acknowledgment

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kenneth Simons

whose name(s) is signed to the foregoing conveyance, and who is 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 1st day of

May June, 19 90.



William R. Justice
Notary Public

My Commission Expires: 9-11-91

STATE OF ALABAMA)

General Acknowledgment

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mary Rebecca Simons

whose name(s) is signed to the foregoing conveyance, and who is 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 1st day of

May June, 19 90.



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

91 JAN 16 PM 2:53

William R. Justice
Notary Public

My Commission Expires: 9-11-91

STATE OF ALABAMA)

General Acknowledgment

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kenneth Simons, whose name is signed as Conservator of Catherine Simons, a Minor

~~whose name(s) xxxxxxxxxxxxxxxx signed~~ to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he, in his capacity as such Conservator executed the same voluntarily ~~on the day the same bears date~~ and under authority of the Probate Court of Shelby County, Alabama, in the case of the Estate of Catherine Simons on the day the same bears date.

Given under my hand and official seal this 1st day of

June, 19 90.

H. Hamil
Notary Public

My Commission Expires: 12/20/92

1. Deed Tax	2.00
2. Mfg. Tax	3.00
3. Recording Fee	15.00
4. Indexing Fee	1.00
5. No Tax Fee	1.00
6. Certified Fee	1.00
Total	23.00