

This instrument was prepared by
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ATTORNEY AT LAW
143 Main, P.O. Box 91
Montevallo, AL 35115-0091

1362-
205/665-5102
205/665-5076

Send Tax Notice to:
(Name) James F. Smitherman
(Address) P.O. Box 36
Wilton, AL 35187

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Three Thousand and 00/100----- (\$63,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Andy G. Talbot and wife Sherry L. Talbot
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

James F. Smitherman
(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HERewith,
AS THOUGH FULLY SET OUT HEREIN.

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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 17th
day of May, 19 91

(Seal)

(Seal)

(Seal)

Andy G. Talbot (Seal)
Sherry L. Talbot (Seal)
Sherry L. Talbot (Seal)

STATE OF ALABAMA

Shelby County } General Acknowledgment

I, _____ the undersigned authority _____ a Notary Public in and for said County,
in said State, hereby certify that **Andy G. Talbot and wife, Sherry L. Talbot**

whose name(s) are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 17th day of May, 19 91

8/91
My Commission Expires

Ph A. H.
Notary Public

EXHIBIT "A"

A parcel of land being situated in the SE 1/4 of the NW 1/4 of Section 9, Township 24 North, Range 12 East, described as follows:

Commence at the SW corner of the NW 1/4 of Section 9, Township 24 North, Range 12 East, Shelby County, Alabama and run Easterly along the South line of said 1/4 Section for 2027.67 feet to point of beginning; thence right 91 deg. 32 min. 20 sec. and run Southerly 10.98 feet to an iron at a fence corner; thence left 90 deg. 19 min. 30 sec. and run Easterly along a fence for a distance of 210.0 feet; thence left 89 deg. 40 min. 30 sec. and run Northerly 495.0 feet to a point 30 feet South of Wilmont Subdivision, as recorded in Map Book 3 at Page 124; thence left 90 deg. 19 min. 30 sec. and run West 210.0 feet; thence left 89 deg. 40 min. 30 sec. and run Southerly along a fence for a distance of 484.02 feet to point of beginning; being situated in the SE 1/4 of NW 1/4 of Section 9, Township 24 North, Range 12 East, Shelby County, Alabama.

Easement:

Description of an easement for ingress and egress which is 20.0 feet wide, 10.0 feet each side of the following described line;

Commence at the SE corner of Lot 31, Block E, Wilmont Subdivision, Map Book 3, Page 124, Shelby County, and run East along the South line of said subdivision 25.0 feet to point of beginning; thence right 102 deg. 00' 22" and run Southwesterly 68.09 feet; thence right 21 deg. 54' 34" and run Southwesterly 42.05 feet; thence right 8 deg. 49' 18" and run Southwesterly 17.2 feet to a point of intersection with the Easterly line of above described property and being the point of ending of said described easement.

SUBJECT TO:

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 134 page 108 in Probate Office.

Easement(s) to Town of Wilton for pipeline as shown by instrument recorded in Deed Book 120 page 277 in Probate Office.

Easement(s) as set out by instrument recorded in Deed Book 301 page 614 in Probate Office.

Rights of others to use of rights-of-ways as set out in Real 155 page 807 in Probate Office.

Rights of any party to any portion of caption lands lying West of a fence as shown on survey dated December 21, 1990.

Dated: May 16, 1991

Andy G. Talbot
Andy G. Talbot
Sherry L. Talbot
Sherry L. Talbot

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

91 MAY 20 AM 9:20

James M. Anderson, Jr.
JUDGE OF PROBATE

1	Deed Tax	63.00
2		
3		5.00
4		3.00
5		
6		1.00
Total		72.00

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