

1102

Prepared without benefit of survey. Attorney makes no certification as to legal description.

Send Tax Notice To:

Mary E. Smith

5431 Hwy 280 So.
B'ham, AL 35242

This instrument was prepared by:
Stephen B. Griffin
Griffin, Allison, May, Alvis & Fuhrmeister
P. O. Box 380275
Birmingham, AL 35238

\$500.00

Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **SUSIE SMITH A/K/A IDA H. SMITH**, an unmarried woman, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **MARY E. SMITH**, an unmarried woman, (herein referred to as Grantees, whether one or more) in fee simple together with every contingent remainder and right of reversion, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

A portion of the NW 1/4 of the NE 1/4 of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Commence at the NW corner of said forty; thence North 86 degrees 45' East, 333.6 feet for a point of beginning of the land herein conveyed; thence South 30 degrees 30' West 239.4 feet to a branch; thence along said branch by 12 lines as follows: South 12 degrees 30' East 97.3 feet; thence South 23 degrees 00' West 108.0 feet; thence South 53 degrees 00' West 98.5 feet; thence South 23 degrees 30' East 71.8 feet; thence South 53 degrees 00' East 72.7 feet; thence North 83 degrees 30' East 52.4 feet; thence South 6 degrees 00' East 44.1 feet; thence South 21 degrees 00' East 41.4 feet; thence South 65 degrees 30' East 55.6 feet; thence North 52 degrees 00' East 57.7 feet; thence South 54 degrees 30' East 256.7 feet; thence South 31 degrees 30' East 81.6 feet; thence North 26 degrees 30' East 318.0 feet; thence North 24 degrees 15' East 503.0 feet; thence North 71 degrees 15' West 624 feet to point of beginning. EXCEPT that portion sold to Lena Wydemon as described in Deed Book 215, Page 283. ALSO EXCEPT that portion sold to Robert L. Smith as described in Deed Book 297, Page 582 and EXCEPT that portion sold to John Williams Smith as described in Deed Book 297, Page 581, in Probate Office of Shelby County, Alabama. EXCEPT a portion of the NW 1/4 of the NE 1/4 of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as

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follows: Commence at the NW corner of said forty; thence North 86 degrees 45' East, 893.6 feet for a point of beginning of the land herein conveyed; thence South 30 degrees 30' West 239.4 feet to a branch; thence along said branch by 12 lines as follows: South 12 degrees 30' East 97.3 feet; thence South 23 degrees 00' West 108.0 feet' for point of beginning of property excepted herein. Thence South 53 degrees 00' West 98.5 feet; thence South 23 degrees 30' East approximately 50.0 feet to the west boundary of a dirt road; thence turn approximately 90 degrees to the left and run in Northeasterly direction along the Western edge of the dirt road approximately 100 feet to the Southern boundary of property deeded to Lena Wydemon. Thence in a Northwesterly direction along the Southern boundary of the Wydemon property approximately 45 feet to point of beginning. All in Shelby County, Alabama.

Subject to:

1. Existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.
2. Mineral and Mining rights excepted.

TO HAVE AND TO HOLD unto the said Grantee her heirs and assigns, forever in fee simple forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with 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 I will and my 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 hereunto set our hands and seals, this 12 day of November, 1991.

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

Susie Smith
SUSIE SMITH A/K/A IDA H. SMITH

STATE OF ALABAMA

92 JAN 23 AM 9:12

COUNTY OF SHELBY

JUDGE OF PROBATE

1. Deed Tax	\$1.50
2. Mfg. Tax	\$
3. Recording Fee	\$5.00
4. Indexing Fee	\$5.00
5. No Tax Fee	\$
6. Certified Fee	\$1.00
Total	\$9.50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Susie Smith a/k/a Ida H. Smith, an unmarried woman, whose name 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 the 12 day of November, 1991.

Kimberly A. Mudlock
Notary Public
My commission expires: 3-5-95