

This instrument was prepared by

HARRISON, CONWILL, HARRISON & JUSTICE

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED

value - \$100000

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100-----Dollars

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

C.L. Smith, unmarried and Donna Smith, unmarried
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

✓ Deborah Ann Taylor

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

Lot No. 9 in Coosa River Estates, situated in the SW $\frac{1}{2}$ of SE $\frac{1}{2}$ of Section 12, Township 24, Range 15 East, map of said Coosa River Estates being recorded in Map Book 4, Page 67 in the Probate Office of Shelby County, Alabama. Excepting the coal, iron ore and other minerals in, on and under said land.

This instrument was prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

The consideration for the deed recorded in Real Book 362, Page 89, from Deborah Ann Taylor and husband Terry Dean Taylor to C.L. Smith and wife Donna Smith having failed, this land is being reconveyed to Deborah Ann Taylor.

Inst # 1993-05411
02/25/1993-05411
01:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 7.50

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 23rd day of February, 19 93.

(SEAL) C.L. Smith (SEAL)
C.L. Smith
(SEAL) Donna Smith (SEAL)
Donna Smith
(SEAL) _____ (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 C.L. Smith, unmarried and Donna Smith, unmarried

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 23rd day of February, A.D. 19 93

*715 Hwy 333
Columbiana, AL 35057*

Terry D. Armstrong
Notary Public