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Send Tax Notice to:
Sherrie Lynn Smith
1025 Dawn Drive
Birmingham, AL 35235

This instrument was prepared by
(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW
(Address) COLUMBIANA, ALABAMA 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00) and other good and valuable consideration, to the undersigned grantor, in hand paid by the GRANTEE herein, the receipt whereof is acknowledge, I, D. W. Smith, am unmarried man (herein referred to as grantor) do grant, bargain, sell and convey unto my granddaughter, Sherrie Lynn Smith (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the SE corner of Section 7, Township 21 South, Range 2 East, and run West along the South line of said Section a distance of 1429.75 feet to the point of beginning; thence continue in the same direction along an old fence row a distance of 210 feet; thence turn an angle of 90 deg. 00' to the right and run a distance of 210 feet; thence turn an angle of 90 deg. 00' to the right and run a distance of 210 feet; thence turn an angle of 90 deg. 00' to the right and run a distance of 210 feet to the point of beginning. Situated in the SE 1/4 of the SE 1/4 of Section 7, Township 21 South, Range 2 East, Shelby County, Alabama.

Also, a non-exclusive perpetual easement and right of way over and across the hereinafter described property for the purpose of ingress and egress and installation and use of utilities: Commence at the SE corner of Section 7, Township 21 South, Range 2 East, and run West along the South line of said Section a distance of 1429.75 feet; thence continue in the same direction along an old fence row a distance of 210 feet; thence turn an angle of 90 deg. 00' to the right and run North a distance of 25 feet; thence turn an angle of 90 deg. 00' to the right and run East parallel with the South line of said Section 7 a distance of 630 feet; thence turn an angle of 90 deg. to the right and run South a distance of 5 feet; thence turn an angle of 90 deg. 00 left and run East parallel with the South line of said Section 7, a distance of 200 feet; thence turn an angle of 90 deg. 00' to the left and run a distance of 5 feet; thence turn an angle of 90 deg. to the right and run East, parallel with the South line of said Section 7, a distance of 809.75 feet; thence run South a distance of 25 feet to the point of beginning.

The grantor reserves for himself and his successors in title the right to use and enjoy the easement and right of way herein granted over and across said property.

Lydia Smith, deceased wife of the grantor, died on or about February 18, 1985.

TO HAVE AND TO HOLD to the said grantee, her heirs and assigns forever.

08/22/1994-26070
03:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50

Inst # 1994-26070

And I do for myself and for my heirs, executors, and administrators covenant with the said grantee, her 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 shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22nd day of August, 1994.


D. W. Smith

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that D. W. Smith, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of August, 1994.


Notary Public

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