

\$500.00

THIS INSTRUMENT PREPARED BY:

Jesse W. Shotts

NAME: 2517 North 30th Avenue
ADDRESS: Birmingham, AL 35207

Send Tax Notice To:

P. K. Smith
2270 Chapel Hill Road
Pelham, AL 35216 35824

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One (\$1.00) Dollar

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

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Patrick K. Smith

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

The north 18.5 acres, more or less, of the northeast corner quarter of the southwest quarter of Section 8, Township 21 South, Range 3 West of the Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows: From the northwest corner of said 1/4-1/4 section marked by capped pipe at an angle 89 degrees 10 minutes 45 seconds, this being the North boundary of said 1/4-1/4 section, continue in an easterly direction 208.71 feet to the point of beginning, marked by a steel stake, continuing from this point in an easterly direction along the north boundary of said 1/4-1/4 section, 1,111.29 feet, marked by a steel stake; thence turning an angle of 90 degrees 49 minutes 15 seconds to the right in a southerly direction 660 feet, marked by a steel stake; thence turning right an angle of 89 degrees 10 minutes 45 seconds in a westerly direction 1320 feet to the point of intersection with the West boundary of said 1/4-1/4 section, marked by a steel stake, thence turning an angle of 90 degrees 49 minutes 15 seconds to the right in a northerly direction along West boundary of said 1/4-1/4 section 322.39 feet, marked by a steel stake, thence turning an angle of 89 degrees 10 minutes 45 seconds to the right in an easterly direction 208.71 feet, marked by a steel stake; thence turning an angle of 90 degrees 49 minutes 15 seconds to the left in a northerly direction 337.61 feet to the point of intersection with the North boundary of said 1/4-1/4 section and the point of beginning containing 18.5 acres, more or less.

Inst # 1994 27716
09/09/1994-27716
09:21 AM
SHELBY COUNTY CLERK OF COURSE

THIS IS NOT A DEED IN LIEU OF FORECLOSURE
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 the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set OUR hands(s) and seal(s), this 27th day of August, 1994

(Seal) _____ (Seal)
James Fraser
(Seal) _____ (Seal)
Michele Fraser
(Seal) _____ (Seal)

STATE OF ALABAMA }
_____ COUNTY } General Acknowledgment
I, _____ the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Fraser and Michele Fraser whose names 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 27th day of August, A. D., 1994

Jesse W. Shotts
5-13-98
Notary Public