



**JEFFERSON TITLE CORPORATION**  
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) LAW OFFICES OF E. PAUL JONES  
216 Madison Street  
(Address) Alexander City, AL. 35010

50,000.

Inst # 1995-04558

**WARRANTY DEED**

**STATE OF ALABAMA**

COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \_\_\_\_\_

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,  
SARAH B. JOHNSON, a married woman, JAMES M. BONDS, a married man and  
CHARLES G. BONDS, a married man  
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

✓ MICHEAL D. SMITH, a married man

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

A parcel of land in the NW 1/4 of the NE 1/4 of Section 18,  
Township 21 South, Range 2 West, Shelby County, Alabama,  
described as follows; One lot or parcel of land described as  
follows:

SEE ATTACHED EXHIBIT "A" FOR CONTINUANCE OF DEED DESCRIPTION

02/21/1995-04558  
02:12 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
JUL 1995

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. 61.00

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 \_\_\_\_\_  
day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_(SEAL) Sarah B. Johnson \_\_\_\_\_(SEAL)  
SARAH B. JOHNSON  
\_\_\_\_\_(SEAL) James M. Bonds \_\_\_\_\_(SEAL)  
JAMES M. BONDS  
\_\_\_\_\_(SEAL) Charles G. Bonds \_\_\_\_\_(SEAL)  
CHARLES G. BONDS

STATE OF ALABAMA  
\_\_\_\_\_  
COUNTY }

General Acknowledgment

a Notary Public in and for said County,

I, the undersigned authority,  
in said State, hereby certify that

SARAH B. JOHNSON, a married woman, JAMES M. BONDS, a married man and CHARLES G. BONDS, a married man

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 16th day of February A.D. 1995

Brenda H. Clayton  
MY COMMISSION EXPIRES APRIL 27, 1997

EXHIBIT "A"

Begin at the Southeast corner of the NW 1/4 of the NE 1/4 of Section 18, Township 21, Range 2 West, and run along the south line of said forty 341.2 feet to its intersection with the west line of the right of way of the Birmingham-Montgomery Highway; thence along the west line of said highway North 39 degrees 10' West 356 feet to the point of beginning of the lot herein conveyed, and from said point of beginning run along the west margin of said highway north 39 degrees 10' West 440 feet; thence South 64 degrees 5' West 356 feet to the east margin of the right of way of the L & N Railroad; thence along the east margin of the right of way of said railroad South 43 degrees 55' East 262 feet; thence North 89 degrees 40' east 415 feet to the point of beginning.

LESS AND EXCEPT the following:

From the Southeast corner of the NW 1/4 of the NE 1/4 of Section 18, Township 21 South, Range 2 West, run West along the South boundary line of the NW 1/4 of the NE 1/4, Section 18, Township 21 South, Range 2 West, for 438.51 feet, more or less, to a point on the West right of way line of U.S. Highway 31; thence turn an angle of 51 degrees 06' to the right and run Northwesterly along the West right of way line of U.S. Highway 31 for 677.93 feet to the point of beginning of the land herein described and conveyed; thence continue Northwesterly along the West right of way line of U.S. Highway 31 for 72.25 feet; thence turn an angle of 76 degrees 50' to the left and run Southwesterly 273.92 feet, more or less, to a point on the East right of way line of the L & N Railroad; thence turn and angle of 108 degrees 00' to the left and run Southeasterly along the East right of way line of the L & N Railroad for 136.0 feet; thence turn an angle of 85 degrees 20' to the left and run Northeasterly 255.36 feet, more or less, to the point of beginning; this being a part of the NW 1/4 of the NE 1/4 Section 18, Township 21 South, Range 2 West, Shelby County, Alabama.

Less and except any portion lying within Highway #31.

All being situated in Shelby County, Alabama.

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