

500.00

This Instrument was prepared by:

THIS DEED PREPARED WITHOUT BENEFIT OF TITLE INFORMATION

(Name) Rodger D Bass

P.O. Box 430

(Address) Pelham, AL 35124

Send Tax Notice to:

Betty Lee & Elaine Lee

88 August Road

Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA,

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

Ten Dollars and no/100

to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, the undersigned

Billy Ray Smith and Helen Smith, Husband and Wife

(herein referred to as grantors) do grant, bargain, sell and convey unto

Betty Lee & Elaine Lee

(hereinafter called Grantees), the following described real estate, situated in Shelby County, Alabama, to wit:

Commence at the southeast corner of the SE 1/4 of the NW 1/4 of Section 4, Township 22 south, Range 1 west, Shelby County, Alabama and run thence westerly along the south line of said quarter-quarter section a distance of 864.02' to a point; Thence turn 86 degrees 30 minutes 28 seconds right and run northerly a distance of 630.32 to the point of beginning of the property being described; Thence continue along last described course a distance of 297.51' to a point on the south margin of August Road in a curve to the left; Thence turn 80 degrees 46 minutes 47 seconds left to chord and run westerly along the chord of said curve a chord distance of 104.00' to the P.T. of said curve; Thence turn 9 degrees 45 minutes 19 seconds left from chord and run westerly along the margin of said road a distance of 50.0' to a point; Thence turn 90 degrees 00 minutes 00 seconds left and run southerly a distance of 275.00' to a point; Thence turn 75 degrees 00 minutes 00 seconds left and run southeasterly a distance of 155.00' to the point of beginning, containing 1.01 acres and subject to any and all agreements, easements, rights of way, restrictions and/or limitations of probated record or applicable law.

TO HAVE AND TO HOLD to the said GRANTEES.

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 hereto set our hand(s) and seal(s) this 31 day of January, 1995.

WITNESS:

Billy Ray Smith (Seal)

(Seal)

Helen Smith (Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Billy Ray and Helen Smith, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, has (have) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of January, 1995.

Donna S. Cannon
NOTARY PUBLIC / Comm. Ex.: Nov. 18, 1995

02/27/1995-05030
12:08 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 9.00

Inst # 1995-05030