

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Joe Tidmore and Charles Tidmore

(Address) \_\_\_\_\_

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-87 Rev. 1-86

**WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama**

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty Thousand 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,

Richard B. Smith, a married man

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

Joe Tidmore and Charles Tidmore

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

1/2 INTEREST TO:

A lot in the Town of Columbiana, Alabama, described as follows: Commence at the intersection of the SE right-of-way line of the Columbiana-Saginaw Cut-Off paved Highway with the NE right-of-way line of the L & N Railroad and run South 64 degrees 24 minutes East along the SE right-of-way line of said Highway 109.85 feet; thence North 25 degrees 26 minutes East 29.40 feet to the Southeast margin of West College Street, South of Columbiana; thence along SE margin of West College Street, South 63 degrees 29 minutes East a distance of 89.45 feet to the NW corner of W. C. Maddox lot; thence along NW side of Maddox lot South 16 degrees 45 minutes West 96.0 feet; thence South 8 degrees 03 minutes East 70.53 feet to corner of Maddox lot; thence along South side of Maddox lot South 51 degrees 07 minutes East 93.78 feet; thence run South 17 degrees 19 minutes West a distance of 103.54 feet; thence run South 79 degrees 10 minutes West 41.69 feet to the East right-of-way line of L & N Railroad; thence along the East right-of-way line of said L & N Railroad North 24 degrees 18 minutes West 425.86 feet to point of beginning and being a part of the S 1/2 of NE 1/4 of Section 26, Township 21 South, Range 1 West.

Subject to restrictions, easements and rights of way of record.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR OR OF HIS RESPECTIVE SPOUSE.

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

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, I have hereunto set my hands(s) and seal(s), this 11 day of July, 19 95.

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

Richard B. Smith \_\_\_\_\_(Seal)  
Richard B. Smith

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, \_\_\_\_\_ the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Richard B. 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 11 day of July, A. D., 19 95.

Maude S. Wilder  
Notary Public.

1995-18448