

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

(Name) Kenneth DeWayne Smith

(Address) 100 Heritage Road
Shelby, Alabama 35143

Inst # 1996-15538

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

P.O. Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty-Four Thousand, Eight Hundred Sixty 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, Judy Rainey Ashley, a married woman

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

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

TRACT 1:

Begin at the SE corner of Fractional Section "D" of Section 23, Township 22 South, Range 1 East, Shelby County, Alabama; thence run North along the East line thereof 1055.02 feet to the Southeasterly right of way of County Road 71; thence 123 degrees 36 minutes 28 seconds left run Southwesterly along said right of way 678.94 feet to a point of a curve to the left, having a radius of 1956.51 feet; thence run along said curve and said right of way 143.72 feet; thence 98 degrees 53 minutes 20 seconds left from tangent run Southeasterly 869.98 feet to the South line of said Fractional Section; thence 44 degrees 39 minutes 49 seconds left run Easterly 52.00 feet to the point of beginning.

Subject to taxes for 1996 and subsequent years, easements, restrictions, rights of way, and permits of record.

Judy Rainey Ashley is the surviving grantee under that certain deed recorded in Real Record 392, Page 612, in the Probate Office of Shelby County, Alabama; the other grantee, Frances M. Rainey, having died on or about the 10th day of March, 1992

\$20,860.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

05/13/1996-15538
10:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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 day of May, 1996

(Seal)
(Seal)
(Seal)

Judy Rainey Ashley (Seal)
Judy Rainey Ashley (Seal)

STATE OF MISSISSIPPI
COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Judy Rainey Ashley 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of May, A. D., 1996

Auzan M. Wilson
Notary Public

MTA