

This Instrument Prepared by:

Send Tax Notice to:

Bruce A. Burttram
BURTTRAM & HENDERSON
3414 Old Columbiana Road
Birmingham, AL 35226

JAMES KENNETH SMITHERMAN

P.O. Box 283
Wilton, AL 35187

WARRANTY DEED

500.00

State of Alabama)
Jefferson County)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of:

One and no/100s (\$1.00) Dollar, and Love and Affection

to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I,

Sylvia M. Smitherman, Widow of James F. Smitherman

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

JAMES KENNETH SMITHERMAN

01/14/1998-01338
11:02 AM CERTIFIED

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

PLEASE SEE LEGAL DESCRIPTION ON THE REVERSE.

Subject to existing easements, conditions, restrictions, mortgages, encumbrances, taxes, rights of way, and defects of record.

Sylvia M. Smitherman, the Grantor, is the surviving widow of James F. Smitherman, referenced in Deed dated September 5, 1967; Mr. Smitherman having died previously on March 19, 1993.

TO HAVE AND TO HOLD Unto 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 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 noted above; that I have a good right to sell and convey the same as aforesaid; that (we) I will and my 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 have (we) hereunto set my (our) hand(s) and seal(s) this 28th day of Dec., 1995.

Sylvia M. Smitherman
SYLVIA M. SMITHERMAN

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public, in and for said County and State, hereby certify that SYLVIA M. SMITHERMAN, a single person, 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 28th day of Dec., 1995.

Bruce A. Burttram
NOTARY PUBLIC

Affix Seal

8610-8611
1998-01338

WARRANTY DEED
SYLVIA M. SMITHERMAN
TO
JAMES KENNETH SMITHERMAN

COMMENCE AT THE S.E. CORNER OF THE S.W. $\frac{1}{4}$ OF THE S.W. $\frac{1}{4}$, SECTION 9, TOWNSHIP 24 NORTH, RANGE 12 EAST, SHELBY COUNTY, ALABAMA, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN S89°20'08"W AND ALONG THE SOUTH LINE OF SAID $\frac{1}{4}$ FOR A DISTANCE OF 450.66' FEET TO THE EASTERLY RIGHT OF WAY OF A PUBLIC ROAD; THENCE RUN N03°36'42"E ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 33.53' FEET TO A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 16°08'30" A RADIUS OF 332.60' FEET; THENCE RUN ALONG SAID CURVE AN ARC DISTANCE OF 93.70' FEET TO ITS END; THENCE RUN N19°45'12"E FOR A DISTANCE OF 102.86' FEET; THENCE RUN N90°00'E AND LEAVING SAID RIGHT OF WAY FOR A DISTANCE OF 394.84' FEET TO THE EAST LINE OF SAID $\frac{1}{4}$; THENCE RUN S00°00'W AND ALONG SAID $\frac{1}{4}$ LINE FOR A DISTANCE OF 216.50' FEET TO THE POINT OF BEGINNING. CONTAINING 2.16 ACRES MORE OR LESS. LESS AND EXCEPT ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

Inst # 1998-01338

01/14/1998-01338
11:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50

Inst # 1998-01338