

This instrument was prepared by

**HARRISON, CONWILL, HARRISON & JUSTICE**

P. O. Box 557

Columbiana, Alabama 35051

**WARRANTY DEED**

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100-----Dollars

and other good and valuable considerations

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

R.L. Smitherman and wife, Francis M. Smitherman

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

✓ Sem Edsell Grizzell and Delora Faye Grizzell

(herein referred to as grantee, whether one or more), the following described six (6) foot utility easement situated in Shelby County, Alabama, to-wit:

Three (3) feet on either side of the following described centerline, more particularly described as follows:

From the northwest corner of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 2, Township 20 South, Range 2 West, run southerly along the west boundary line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section 674.98 feet; thence turn an angle of 78 degrees 26 minutes to the left and run southeasterly 396.5 feet to the point of beginning of the easement herein described; thence turn an angle of 78 degrees 26 minutes to the right and run southerly a distance of three (3) feet; thence turn an angle of 78 degrees 26 minutes to the left and run southeasterly a distance of 120 feet to a point 3 feet west of the west line of Grantor's driveway; thence run in a southerly direction parallel to the west line of said driveway a distance of 50 feet to a point; thence run east a distance of 40 feet, more or less, to the east line of Grantee's property as described in Deed Book 323 page 217, in the Probate Office of Shelby County, Alabama.

Inst # 1998-08314

GRANTEES' ADDRESS:

✓1060 Alpine Way  
Pelham, AL 35124

03/10/1998-08314  
11:57 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 9.00

TO HAVE AND TO HOLD to 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 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 March, 19 98.

(SEAL)

R.L. Smitherman  
R.L. Smitherman

(SEAL)

(SEAL)

Francis M. Smitherman  
Francis M. Smitherman

(SEAL)

(SEAL)

(SEAL)

STATE OF Alabama

Shelby

COUNTY }

**General Acknowledgment**

I, \_\_\_\_\_ the undersigned  
in said State, hereby certify that

a Notary Public in and for said County,

R.L. Smitherman and wife, Francis M. Smitherman

Whose name(s) 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10<sup>th</sup> day of March, A.D. 19 98.

Francis H. Sammons  
Notary Public

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