

This instrument was prepared by  
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ATTORNEY AT LAW

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to: Paul B. Smith, III and Patricia L. Smith  
(Name)

(Address) 4265 Hwy. 18  
Montevallo, AL 35115

**WARRANTY DEED**

STATE OF ALABAMA

SHELBY

COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTEEN THOUSAND and 00/100-----(\$15,000.00)----- DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,  
LINDA SMITH PICKETT, a single woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
PAUL B. SMITH, III and wife, PATRICIA L. SMITH

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

TRACT 3-B:

Commence at the accepted SE corner of the N 1/2 of Fractional "B", Section 12, Township 24 North, Range 12 East, Shelby County, Alabama, and run North 00 degrees 24 minutes 45 seconds East for 996.98 feet to point of beginning; thence continue North 00 degrees 24 minutes 45 seconds East for 181.76 feet; thence North 50 degrees 34 minutes 36 seconds West for 398.33 feet to the Easterly right of way line of County Road No. 18, said point being in a curve to the left and having a central angle of 6 degrees 30 minutes 11 seconds and a radius of 2923.58 feet; thence Southerly along arc of said curve of 331.83 feet; thence South 73 degrees 45 minutes 29 seconds East for 414.02 feet to point of beginning. Situated in Shelby County, Alabama.

SUBJECT TO:

- Taxes for 1998 and subsequent years. 1998 ad valorem taxes are a lien but not due and payable until October 1, 1998.
- Any loss, claim, damage, or expenses including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.
- Transmission line permit to Alabama Power Company as recorded in Deed Book 117, Page 254, in Probate Office.
- Easement to Water Works Board of the Town of Montevallo as recorded in Deed Book 177, Page 324, in Probate Office.
- Right of way to Shelby County as recorded in Deed Book 135, Page 411, in Probate Office.

08/13/1998-31465  
02:18 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or ~~our~~ 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 11th  
day of AUGUST, 19 98

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

Linda Smith Pickett (Seal)  
LINDA SMITH PICKETT  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

SHELBY

County

} General Acknowledgment

I, \_\_\_\_\_ the undersigned authority \_\_\_\_\_ a Notary Public in and for said County,  
in said State, hereby certify that LINDA SMITH PICKETT, a single woman

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, she \_\_\_\_\_ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 11th day of AUGUST, 19 98

9/13/2001  
My Commission Expires:

[Signature]  
Notary Public

Inst # 1998-31465