

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35851
(205) 689-6304 (205) 689-6291 Fax(205) 689-3130

Name: **STEVEN GLENN SMITH**

6944 Hwy 71 SHELBY, AL 35143
Address:

This instrument was prepared by

(Name) **M. SMITH**

(Address) **1235 HWY 46, SHELBY AL 35143**

Form 1-1-87 Rev. 1-88

WARRANTY DEED - Lenders Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **\$500.00**

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **SANDRA A. SMITH, A MARRIED WOMAN**

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

STEVEN GLENN SMITH

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

COMMENCE AT THE SE CORNER OF FRACTIONAL SECTION "D" OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA THENCE RUN WESTERLY ALONG THE SOUTH LINE THEREOF FOR 1211.95 FEET TO THE EASTERLY R/W OF SHELBY COUNTY HIGHWAY 71 AND TO A POINT OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 31'43", A RADIUS OF 1956.51 FEET, AND AN ARC LENGTH OF 103.42 FEET; THENCE 120'58'31" RIGHT TO CHORD RUN NORTHEASTERLY ALONG SAID CHORD FOR 103.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAME SAID R/W OF SAID HIGHWAY AND SAME ARC TO THE RIGHT, HAVING A CENTRAL ANGLE OF 8'24'45", A RADIUS OF 1956.51 FEET, AND AN ARC LENGTH OF 287.26 FEET; THENCE 5'43'14" RIGHT TO CHORD RUN NORTHEASTERLY ALONG SAID CHORD FOR 287.00 FEET; THENCE 94'12'22" RIGHT RUN SOUTHEASTERLY FOR 218.57 FEET; THENCE 90'0'0" RIGHT RUN SOUTHEASTERLY FOR 115.12 FEET; THENCE 49'5'53" RIGHT RUN WESTERLY FOR 261.33 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR

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 the said GRANTEE, 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 GRANTEE, 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
JUNE 99
day of _____, 19____

(Seal)

Sandra A. Smith (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, **Melba J. Smith**, a Notary Public in and for said County, in said State, hereby certify that **SANDRA A. 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 **HEREIN** executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **8th** day of **June** A. D. 19**99**

Melba J. Smith Notary Public

Inst # 1999-24118

06/09/1999-24118
08:18 AM CERTIFIED
NOTARY PUBLIC