

This Instrument Prepared By:
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✓ Send Tax Notice:
Clifford M. Anderson
1339 Highway 89
Montevallo, AL 35115

Inst # 2000-30145

STATE OF ALABAMA)
)
SHELBY COUNTY) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Five Hundred & 00/100 Dollars (\$500.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Wilbert L. Anderson and Edythe C. Anderson; husband and wife**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Clifford M. Anderson, a single man**, hereinafter called "Grantee" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to wit:

Commence at the southwest corner of the intersection of Shelby Street and Island Street in the Town of Montevallo, Alabama and run thence southwesterly along the easterly line of Island Street a distance of 93.00' to a point; thence turn 89 degrees 21 minutes 04 seconds to the left and run 119.52' to a point; thence turn 49 degrees 47 minutes 49 seconds to the right and run 22.64' to a point; thence turn 40 degrees 28 minutes 19 seconds to the right and run 46.56' to a point; thence turn 83 degrees 39 minutes 13 seconds to the left and run 118.47' to a point; thence turn 10 degrees 21 minutes 51 seconds to the left and run 76.82' to a point; thence turn 02 degrees 39 minutes 44 seconds to the right and run 120.33' to a point; thence turn 35 degrees 36 minutes 14 seconds to the right and run 121.40' to the point of beginning of the property being described; thence turn 53 degrees 49 minutes 28 seconds to the right and run South 63 degrees 43 minutes 22 seconds West a distance of 22.67' to a point on the edge of Shoal Creek; thence run South 33 degrees 02 minutes 44 seconds East a distance of 17.70' to a point on the edge of said Creek; thence run South 27 degrees 36 minutes 06 seconds East along the edge of Shoal Creek a distance of 46.85' to a point; thence run South 25 degrees 58 minutes 04 seconds east along the edge of Shoal Creek a distance of 32.51' to a point; thence run North 64 degrees 20 minutes 28 seconds East along the southerly line of Lot a distance of 258.99' to a point; thence run North 24 degrees 46 minutes 58 seconds West along the west line of Shelby Street a distance of 99.75' to a point; thence run South 63 degrees 43 minutes 22 seconds West along the northerly line of said Lot a distance of 241.90' to the point of beginning.

According to the survey of S. M. Allen, dated August 23, 2000.

This instrument was prepared without evidence of title.

Note: This property does not constitute homestead for the Grantors, nor the Grantee.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs,

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executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 15th day of September, 2000 at 831 Island Street, Montevallo, Alabama 35115.

GRANTORS

Wilbert L. Anderson (L.S.)
Wilbert L. Anderson

Edythe C. Anderson (L.S.)
Edythe C. Anderson

STATE OF ALABAMA

SHELBY COUNTY

ACKNOWLEDGMENT

I, ELIZABETH S. SMITHMAN, a Notary Public for the State at Large, hereby certify that the above posted names, Wilbert L. Anderson and Edythe C. Anderson, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 15th day of September, 2000.

Elizabeth S. Smithman
NOTARY PUBLIC
My Commission Expires: 12-11-03

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