

2 0 0 1 6 3 / 1 5 4 6

TITLE NOT EXAMINED

Prepared by

Joel C. Watson, Attorney at Law

PO Box 987, Alabaster, Alabama 35007

ATTORNEY DID NOT CLOSE TRANSACTION

WARRANTY DEED, TO INDIVIDUAL

STATE OF ALABAMA)  
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN DOLLARS AND NO\100 to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is acknowledged we/I,

Lillie V. Smith, A Single Woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

Roger Smith And Linda S. Smith

(herein referred to as Grantee) the following described real estate, to wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

Subject to Easements, Restrictions and Rights of Way of Record.

**NOTE PORTIONS OF THIS PROPERTY ARE SITUATED IN BOTH JEFFERSON AND SHELBY COUNTIES**

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such SURVIVOR forever, together with every contingent remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, and the GRANTEE'S heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that it is are free from all encumbrances;

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, and the GRANTEE'S 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

10/26/2001 12:31 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 CH 17.50

9.50  
1.00  
10.50  
Given to  
Client to  
Record  
Inst # 2001-1002 # 1st  
10/26/01

22<sup>nd</sup> day of October, 2001.

WITNESS:

Lillie V. Smith  
Grantor

\_\_\_\_\_  
Grantor

STATE OF ALABAMA) GENERAL ACKNOWLEDGEMENT  
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lillie V. Smith, A Single Woman whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that being informed of the contents of the conveyance he (she) (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22<sup>nd</sup> day of October A.D. 2001.

Joel White  
NOTARY PUBLIC

## EXHIBIT A

POOR ORIGINAL

PARCEL II: Commence at the Northeast corner of the Southeast Quarter of the Southeast Quarter of Section 12, Township 20 South, Range 4 West, and run West along the North line of said Quarter-Quarter Section 815.65 feet to the point of beginning; thence, an angle of  $88^{\circ}46'30''$  to the left and run South 33.97 feet; thence, an angle of  $88^{\circ}46'30''$  to the right and run West 280.94 feet to the Easterly right-of-way of Morgan Road (as constructed 30 feet from centerline); thence, an angle of  $76^{\circ}01'$  to the right and run Northwesterly 35.0 feet along the Easterly right-of-way of said road; thence, an angle of  $2^{\circ}15'$  to the left and run Northwesterly 75.49 feet along the Easterly right-of-way of said road; thence, an angle of  $106^{\circ}14'$  to the right and run East 350.15 feet, thence, an angle of  $118^{\circ}14'$  to the right and run Southwesterly 82.27 feet to the point of beginning; said point being on the North line of Section 12, Township 20 South, Range 4 West.

\*I further certify that the buildings now erected on Parcel II are within the boundaries of same; that there are no encroachments by buildings now erected on adjoining properties; that there are no rights of way, easements or joint driveways over or across said land visible on the surface except as shown; that there are no electric or telephone wires (excluding wires which serve the premises only) or structures or supports therefor, including poles, anchors and guy wires, on or over said premises except as shown; that this property is not situated in a Flood-Prone area according to the U.S. Department of the Interior Geological Survey Map of Flood-Prone areas, Map #161-B; that the correct Street address is #3449 Morgan Road, Southeast, Jefferson County, Alabama.

Inst # 2001-46297

10/26/2001-46297  
12:31 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 CH 17.50

State of Alabama - Jefferson County  
I certify this instrument filed on:

2001 OCT 26 A.M. 10:42  
Recorded and \$

and \$ 1.00 Mtg. Tax  
\$ 9.50 Deed Tax and Fee Amt.  
Total \$ 10.50  
MICHAEL F. BOLIN, Judge of Probate

200163/1546 BESS