

This Instrument was prepared by:
Smartt Land Transactions, P.C. PKS
4 Office Park Circle, Suite 204, Birmingham, AL 35223
205.871-9905

Please send tax notice to: Sharon Anderton
81 Yellow Leaf Circle
Chelsea, Alabama 35043

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of one hundred ninety four thousand four hundred twenty four and no/100, dollars (\$194,424.00),

to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is acknowledged,

Kimberly L. Smith and spouse Milton Smith

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

Sharon Anderton and spouse Chris Anderton

(herein referred to as 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:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

From the purchase price of one hundred ninety four thousand four hundred twenty four and no/100 dollars (\$194,424.00), one hundred ninety two thousand and no/100 dollars (\$192,000.00) is from a purchase money first mortgage from New Century Mortgage Corporation, its successors and/or assigns as their interests may appear, given with this deed and recorded simultaneously herewith.

Subject to easements and restrictions of record.

TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 11 day of January, 2002.

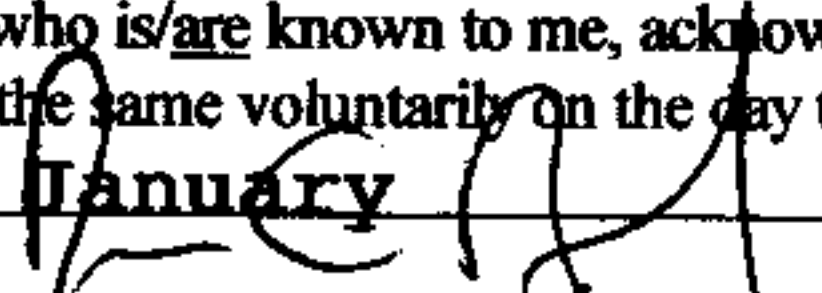

Kimberly L. Smith


Milton Smith

COUNTRY OF Kingdom of Spain
STATE OF Province and City of Madrid
COUNTY OF Embassy of the United States of America } General Acknowledgment

I, Roger C. Rigaud, a Notary Public in and for said County, in said State, hereby certify that Kimberly L. Smith and Milton Smith whose name(s) are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11th day of January, 2002


Roger C. Rigaud

Notary Public / Consul

My Commission Expires: N/A

02/20/2002-08451
09:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL

Inst # 2002-08451

EXHIBIT "A"

Legal description:

That Part of Lot 5, according to the Survey of Chelsea Estates, as recorded in Map Book 3, Page 61, in the Probate Office of Shelby County, Alabama more particularly described as follows:

Commence at the NW corner of the NE 1/4 of the NW 1/4 of Section 35, Township 19 South, Range 1 West, Shelby County, Alabama; thence run Easterly along the Northern boundary line of said 1/4-1/4 section for a distance of 845.90 feet to the Southeast right of way line of the CSX Railroad and the point of beginning; thence continue along last said course for a distance of 358.46 feet; thence turn an angle of 112 degrees 41 minutes 41 seconds to the right and run a distance of 521.74 feet; thence turn an angle of 44 degrees 19 minutes 39 seconds to the left and run a distance of 244.85 feet to the North right of way line of Yellowleaf Circle and the point of curvature of a tangent curve, concave to the Southeast, having a radius of 45.00 feet, a central angle of 33 degrees 19 minutes 07 seconds, and a chord of 25.80 feet bearing South 82 degrees 47 minutes 01 seconds West; thence Southwesterly along said curve, a distance of 26.17 feet; thence turn an angle from the chord of 89 degrees 56 minutes 12 seconds to the right and run 114.72 feet; thence turn an angle of 16 degrees 50 minutes 29 seconds to the right and run 99.78 feet; thence turn an angle of 24 degrees 06 minutes 00 seconds to the left and run 74.98 feet; thence turn an angle of 80 degrees 25 minutes 52 seconds to the left and run 84.89 feet; thence turn an angle of 16 degrees 06 minutes 53 seconds to the right and run 90.19 feet; thence turn an angle of 30 degrees 29 minutes 56 seconds to the right and run 205.94 feet; thence turn an angle of 45 degrees 10 minutes 42 seconds to the right and run 215.36 feet to the Southeast right of way line of the CSX Railroad; thence turn an angle of 70 degrees 56 minutes 01 seconds to the right and run 280.98 feet along said railroad right of way line to the point of beginning.

Inst # 2002-08451

02/20/2002-08451
09:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 16.50