

\$10,000.00

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) **KNOW ALL MEN BY THESE PRESENTS:**
SHELBY COUNTY)

That in consideration of ten and no/100, dollars (\$10.00),

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"

Subject to easements and restrictions of record.

Title not examined by preparer of this deed.

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
Kimberly L. Smith

Milton 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
§ 8

I, Roger C. Rigaud 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 11 day of January, 2002.

Roger C. Rigaud
Roger C. Rigaud

Notary Public Consul

My Commission Expires: N/A

Inst # 2002-11380

03/11/2002-11380
08:56 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 CH 24.00

Exhibit "A"

Legal Description

Commence at the Northwest Corner of the Northeast Quarter of the Northwest Quarter of Section 35, Township 19 South, Range 1 West, Shelby County, Alabama; thence run Easterly along the Northern boundary line of said quarter-quarter section for a distance of 845.90 feet to the Southeast right of way line of the CSX Railroad; thence continue along last said course for a distance of 358.46 feet to the Point of Beginning; 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 South, having a radius of 45.00 feet, a central angle of 29 degrees 22 minutes 08 seconds and a chord of 22.81 feet bearing South 85 degrees 52 minutes 22 seconds East; thence Easterly along said curve, a distance of 23.07 feet; thence turn an angle from the chord of 75 degrees 18 minutes 56 seconds to the left and run 742.70 feet; thence turn an angle of 107 degrees 05 minutes 19 seconds to the left and run 130.0 feet to the Point of Beginning, being a part of Lot 5, according to the Survey of Chelsea Estates, as recorded in Map Book 5, Page 61, in the Probate Office of Shelby County, Alabama.

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