

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE.

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SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Kathy Jean Smith

(Address) PO Box 39  
Green Pond AL 35074

This instrument was prepared by: MIKE T. ATCHISON  
P. O. Box 822  
Columbiana, AL 35051

Form 1-1-27 Rev. 4/99

WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas

Inst # 2002-13332

STATE OF ALABAMA  
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS, 03/21/2002-13332  
09:52 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
001 CH 11-50

That in consideration of Five Hundred and no/100 -----dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,  
Charlotte Marie Partridge, a single woman

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

Kathy Jean 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 the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 14, Township 18 South, Range 1 East; thence run Northerly along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  170.54 feet to a point on the North right-of-way line of Highway 25 and the point of beginning of said parcel; thence continue along last described course 89.16 feet to a point; thence 41 deg. 50 min. left and run Northwesterly 568.10 feet to a point; thence 46 deg. 56 min. left and run Westerly 252.80 feet to a point; thence 88 deg. 43 min. left and run Southerly 563.09 ft. to a point on the North right-of-way line of same Highway 25; thence 97 deg. 34 min. left and run East-Northeasterly along said right-of-way line 496.0 feet to the P.C. of a highway curve to the right having a central angle of 9 deg. 23 min. 36 sec. and a radius of 991.08 feet; thence run easterly along the arc of said curve an arc distance of 162.48 feet to the point of beginning. Containing 5.99 acres and marked on the corners with iron pins.

LESS AND EXCEPT parcel conveyed to Charles Leo Smith and Betty Mae Smith by deed dated March 29, 1977, and recorded in Deed Book 305, page 765, in the Probate Office of Shelby County, Alabama, and parcel conveyed to Clifton Leon Wallace and Imogene Wallace by deed dated December 8, 1980, and recorded in Deed Book 330, page 99, in said Probate Office.

Grantor reserves a life estate in and to the above described property.

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 GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 21 day of March, 2002.

Charlotte Marie Partridge (Seal)  
Charlotte Marie Partridge

(Seal)

(Seal)

STATE OF ALABAMA  
Shelby

COUNTY

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charlotte Marie Partridge, whose name is signed to the foregoing conveyance is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of March A.D., 2002

Marta A. Wilder  
Notary Public