This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
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(205) 665-4357

Send Tax Notice:
Edward E. Smith, Jr. & Meredith Smith
Edward Paul Cordes & Tina S. Cordes

20020606000265850 Pg 1/1 12.00
Shelby Cnty Judge of Probate,AL
06/06/2002 09:29:00 FILED/CERTIFIED

STATE OF ALABAMA)
) **WARRANTY DEED**
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Fifty-One Thousand Five Hundred and 00/100 Dollars ($51,500.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Michael Edward McGaughy, Sr., a** single **man,** hereinafter called "Grantor," does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Edward E. Smith, Jr., Meredith Smith, Edward Paul Cordes and Tina S. Cordes, married persons,** hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County**, Alabama, to-wit:

A part of the SW¼ of NE¼ of Section 3, Township 24, Range 12 East, more particularly described as follows: Beginning at a point where the Eastern boundary of said SW¼ of NE¼ intersects with the Southern boundary of the Montevallo-Calera highway right of way, this point being 650.12 feet North of the southeast corner of said forty; thence run in a Westerly direction along the south right of way line of said highway, 150 feet to point of beginning of lot herein described; thence continue in a Westerly direction along said highway right of way 100 feet; thence in a Southerly direction parallel with the East line of said forty 175 feet; thence in an Easterly direction parallel with South right of way line of said highway 100 feet; thence in a Northerly direction parallel with East line of said forty 175 feet to point of beginning. Situated in Shelby County, Alabama.

SUBJECT TO: Fee Simple Agreement with State of Alabama Hwy Dept (unrecorded-4/2/91)

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

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 24th day of May, 2002.

GRANTOR

Michael Edward McGaughy, Sr. (L.S.)
Michael Edward McGaughy, Sr.

STATE OF ALABAMA)
) **ACKNOWLEDGMENT**
SHELBY COUNTY)

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, *Michael Edward McGaughy, Sr.,* which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 24th day of May, 2002.

NOTARY PUBLIC
My Commission Expires: 5/13/04