

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH



20030630000408000 Pg 1/1 21.00
Shelby Cnty Judge of Probate, AL
06/30/2003 11:34:00 FILED/CERTIFIED

This instrument was prepared by
Mitchell A. Spears
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Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to:
(Name) Dessie Mae Smitherman
(Address) 2560 Highway 25
Montevallo AL 35115

MINIMUM VALUE: \$10,000.00

Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Peggy S. Brantley, a married woman**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Dessie Mae Smitherman**, all of her undivided interest, in and to (herein referred to as Grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

A part of Lots 5, 17, and 18 of Block 2 of the Birmingham Junction Subdivision as recorded in Deed Book 14, Page 239 in the Probate Office of Shelby County, Alabama, more particularly described as follows: From the NE corner of the SE 1/4 of Section 8, Twp. 24N, R 12E, run westerly along the N boundary line of said SE 1/4 of Section 8, Twp. 24N, R 12E 314.44 feet, more or less, to the point of intersection of the N boundary line of the SE 1/4 of Section 8, Township 24 N, R 12 East, and the centerline of the Southern Railroad; thence turn an angle of 54 deg. 23' to the left and run southwesterly along the center line of said Southern RR for 316.86 feet; thence turn an angle of 90 deg. to the left and run southeasterly 350.0 feet to the point of beginning of the land herein described; thence turn an angle of 90 deg. to the right and run southwesterly 160.65 feet; thence turn an angle of 92 deg. 43' 30" to the left and run southeasterly 135.0 feet; thence run an angle of 94 deg. 49' 30" to the left and run northeasterly 156.03 feet; thence turn an angle of 82 deg. 40' 40" to the left and run northwesterly 114.35 feet to the point of beginning.

SOURCE OF TITLE: Warranty Deed recorded at Instrument #2000-10371 in the Probate Office of Shelby County, Alabama.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR, NOR THAT OF HER SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

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 grantee, his, her or 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 stated 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 grantee, his, her or their 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 27th day of June, 2003.

STATE OF ALABAMA)
COUNTY OF SHELBY)

Peggy S. Brantley
PEGGY S. BRANTLEY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Peggy S. Brantley**, is signed to the foregoing conveyance, and who 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 27th day of June, 2003

Sandy J. Johnson
Notary Public
My commission expires: 2/13/07