



20031125000772690 Pg 1/3 22.00  
Shelby Cnty Judge of Probate, AL  
11/25/2003 13:23:00 FILED/CERTIFIED

This instrument prepared by:  
James C. Ayers, Jr.  
300 Highway 47 South  
Columbiana, Alabama 35051

Send tax notice to:  
Maxine Stone  
494 Hickory Hill Lane  
Shelby, Alabama 35143

THE STATE OF ALABAMA

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One (\$1.00) Dollars, cash, and other valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **MAXINE STONE**, grantee of the deed recorded in Instrument Number 1999-16564 at Probate Office of Shelby County, taking by survivorship Calvin Stone having predeceased me, (herein referred to as Grantor) do grant, bargain, sell and convey unto **MAXINE STONE** for life, with remainder to **TAMMY JOE SMITH** (herein referred to as Grantees), said grantees being mother and daughter, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land in the E $\frac{1}{2}$  of the NW $\frac{1}{4}$  of Section 34, Township 24 North, Range 15 East, Shelby County, Alabama, described as follows: Begin at the NW corner of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 34, Township 24 North, Range 15 East; thence run Southerly along the West line thereof for 892.25 feet; thence 90 deg. 00 min. left run Easterly 1049.36 feet to the Westerly right of way of Hickory Hill Lane; thence 65 deg. 56 min. 57 sec. Left to chord, run Northeasterly along the Westerly right of way of said Lane a chord distance of 273.0 feet to the Westerly right of way of Shelby County Highway No. 47; thence 53 deg. 12 min. 16 sec. Left to chord of a curve (having a radius of 1775.75 feet and a central angle of 17.0 deg. 21 min. 39 sec. and a curve length of 538.05 feet); thence run Northwesterly along said curve a chord distance of 535.99 feet to the North line of said Section; thence 62 deg. 24 min. 35 sec. left from said chord run Westerly 899.58 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to:

1. Restrictions, covenants and conditions as set out in instrument recorded in Instrument #1996-13533 in the Probate Office of Shelby County, Alabama.
2. Transmission Line Permits to Alabama Power Company as shown by instruments recorded in Deed Book 147 page 84 and Deed Book 242 page 457 in the Probate Office of Shelby County, Alabama.
3. Riparian rights, if any, in and to the use of Lay Lake or Waxahatchee Creek.
4. Condemnation proceedings in Final Record 1907 page 270, L. White, et al. To Alabama Power Company, as to Flood Rights.

Ayers

5. Rights acquired by Alabama Power Company in instrument recorded in Deed Book 237 page 870 in the Probate Office of Shelby County, Alabama.
6. Restrictions, limitations, and conditions as set out in Map Book 20 page 94 in the Probate Office of Shelby County, Alabama.
7. Less and except any portion of the land lying within Lay Lake or Waxahatchee Creek.
8. Less and except any portion of the land lying within road and/or road right of way.

This deed is made subject to easements, covenants and restrictions of record.


No title opinion requested, none rendered.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And we do for ourselves, and for our heirs, executors and administrators covenant with the said Grantees, their 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 25<sup>th</sup> day of November, 2003.

 (SEAL)  
Maxine Stone

 (SEAL)  
Tammy Joe Smith

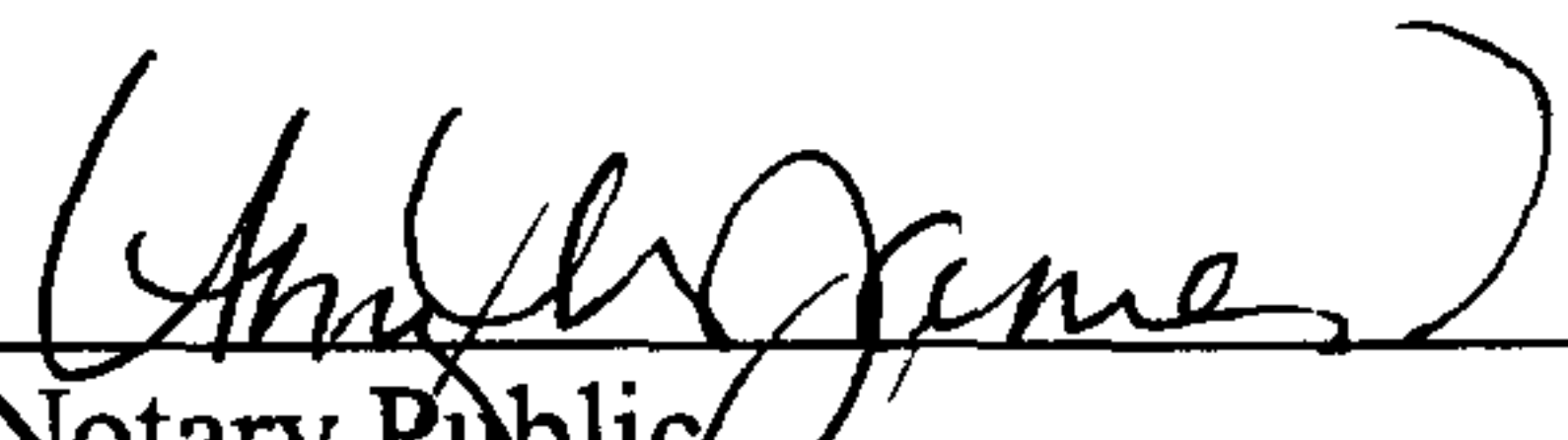


THE STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Maxine Stone and Tammy Joe Smith**, mother and daughter, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 25<sup>th</sup> day of November, 2003.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 3.3.07

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Mar 3, 2007