

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

(Name) Randy D. Britt  
350 County Road 438  
(Address) Wilsonville, Al. 35136

This instrument was prepared by


(Name) Jones & Waldrop

1025 Montgomery Highway

(Address) Birmingham, Al. 35216

Form 1-1-27 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

  
20040102000004040 Pg 1/2 23.50  
Shelby Cnty Judge of Probate, AL  
01/02/2004 15:36:00 FILED/CERTIFIED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One hundred eighty-five thousand and no/100 (\$185,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Georgia B. Smith, an unmarried woman

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

Randy D. Britt

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Subject to all easements, restrictions and rights of way of record.

\$148,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

\$27,750.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith, and which is second and subordinate to the first mortgage recited above.

Georgia B. Smith, Grantor herein, is the surviving grantee in deed recorded in Book 327, page 137, the other grantee therein, Terry G. Smith having died on or about the 9<sup>th</sup> day of June 2000.

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 hands(s) and seal(s), this 30 day of December, 2003.

.....(Seal)

Georgia B. Smith (Seal)  
GEORGIA B. SMITH

.....(Seal)

.....(Seal)

.....(Seal)

.....(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Georgia B. Smith, an unmarried woman whose name 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of December, 2003. A. D.,

My commission expires:  
9/13/04

Susan C. Cope  
Notary Public.

## LEGAL DESCRIPTION

### EXHIBIT A

A parcel of land located in the East 1/2 of the Southwest 1/4 of Section 5, Township 20 South, Range 1 East, Shelby County, Alabama, described as follows:

Begin at the Northwest corner of the East 1/2 of the Southwest 1/4 of Section 5; thence run South 00 degrees 43 minutes 14 seconds East along the West line of said East 1/2 a distance of 1,118.87 feet to the centerline of Shelby County Highway 438; thence run Southeasterly along the approximate centerline of said highway the following bearings and distances: South 67 degrees 18 minutes 04 seconds a distance of 146.38 feet; South 62 degrees 13 minutes 28 seconds a distance of 166.71 feet; South 48 degrees 13 minutes 33 seconds a distance of 105.78 feet; thence run North 00 degrees 07 minutes 47 seconds East a distance of 1,322.04 feet to the North line of the East 1/2 of the Southwest 1/4 of Section 5; thence run West along said North line a distance of 379.71 feet to the point of beginning.

Less and Except that portion of just described property that is within the Right of Way of Shelby County Highway No. 438.