


THIS INSTRUMENT WAS PREPARED BY:

SEND TAX NOTICE TO:

Richard C. Shuleva, Attorney
2450 Valleydale Road
Birmingham, Alabama 35244

✓ Diane B. Smith
25 Frankies Lane
Alabaster, AL 35007


20041206000665550 Pg 1/2 19.00
Shelby Cnty Judge of Probate, AL
12/06/2004 12:39:00 FILED/CERTIFIED

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

~~\$10.00~~
\$5000.00

That in consideration of **Ten Dollars (\$10.00)** 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, **Dora Bailey, a widow** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, **Diane B. Smith, a married woman** (herein referred to as grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at a point which is 551 feet North 5 deg. West of the southwest corner of the SE ¼ of the SW ¼ of Section 22, Township 19 South, Range 2 West; continue thence North 5 deg. West along a line marked by a wire fence 238.7 feet; thence 127 deg. 30 min. right 459.3 feet; thence 148 deg. 55 min. right 367 feet to point of beginning; all being in the SE ¼ of the SW ¼ of said Section 22, Township 19 South, Range 2 West, more particularly described as follows:

A parcel of and situated in the SE 1/4 of the SW 1/4 of Section 22, Township 19, Range 2 West, Shelby County, Alabama, and being more particularly described as follows: Commence at the Southwest corner of said 1/4 1/4 Section; thence North 3 deg. 32 min. 3 sec. West a distance of 551 feet to the point of beginning, being the Northwest corner of Robert E. Cox Property; thence continue along line a distance of 192.68 feet to a point lying on the Southerly right of way line of McGuire Road (60 foot right of way), said point also lying on a curve to the right having a central angle of 13 deg. 25 min. 42 sec., a radius of 417.78 feet and subtended by a chord which bears South 64 deg. 5 min. 32 sec. East a chord distance of 97.69 feet; thence along said curve and said right of way line a distance of 97.91 feet to the end of said curve; thence South 57 deg. 22 min. 41 sec. East a distance of 242.50 feet to the beginning of a curve to the right having a central angle of 3 deg. 53 min. 53 sec., a radius of 922.69 feet and subtended by a chord which bears South 55 deg. 25 min. 44 sec. East a chord distance of 62.76 feet; thence along said curve and continuing along said right of way line a distance of 62.77 feet; thence North 87 deg. 7 min. 3 sec. West along the North line of the Robert E. Cox property and leaving said right of way line a distance of 332.34 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to existing easements, rights-of-way, restrictions, limitations, if any, of record.

The legal descriptions set out herein were furnished to preparer by the grantor herein without the benefit of survey or title search.

The above-said property is not the homestead of the grantor.

TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators, covenant with the said grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6th day of December, 2004.

Dora Bailey
Dora Bailey

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Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Dora Bailey**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of December, 2004.

4-28-08
My Commission Expires

Michael C. Vickers
Notary Public