


STATE OF ALABAMA
COUNTY OF SHELBY


20041220000692280 Pg 1/3 24.00
Shelby Cnty Judge of Probate, AL
12/20/2004 11:47:00 FILED/CERTIFIED

WARRANTY DEED

THIS INDENTURE is made and entered into on this the 17th day of December, 2004,
by and between CECIL R. SMITH, A MARRIED PERSON, Grantor; and VERONICA M.
PEOPLES AND JERREM L. ANDERSON, as Grantees.

WITNESSETH:

For and in consideration of the sum of ONE HUNDRED THIRTY EIGHT THOUSAND
AND NO/100 DOLLARS, (\$138,000.00), cash, in hand paid to the Grantor by the
Grantees, the receipt of which is hereby acknowledged, and for and in further consideration
of the sum of ONE HUNDRED THIRTY ONE THOUSAND ONE HUNDRED AND NO/100
DOLLARS, (\$131,000.00), to be paid by the Grantees to the Grantor as evidenced by a
purchase money mortgage of even date herewith conveying the property hereinafter
described, the said Grantor has granted, bargained and sold and do by these presents
grant, bargain, sell and convey unto the said Grantees for and during their joint lives and
upon the death of either of them, then to the survivor of them in fee simple and to the heirs
and assigns of such survivor, together with every contingent remainder and right of
reversion, the following described property situated, lying and being in the County of
Shelby and State of Alabama, to-wit:

Commence at the Southwest corner of Section 17, Township 22 South Range 3 West,
Shelby County, Alabama and run North 00° 56' 49" East 1070.39 feet to a point; thence
South 64° 44' 27" East 138.87 feet to the point of beginning; thence continue along last
described course 287.37 feet; thence South 68° 58' 15" East 463.5 feet to a point on the
West right of way line of Norfolk Southern Railroad; thence North 11° 43' 54" East along
said right of way 679.18 feet; thence South 90° 780.21 feet; thence South 10° 55" West
45.23 feet; thence South 07° 53' 47" West 348.71 feet to the point of beginning; being
situated in Shelby County, Alabama.

THIS IS NOT THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

SUBJECT, HOWEVER, TO: Mineral and Mining rights which were heretofore reserved and not owned by Grantor; and subject to a lack of access to and from the land.

ALSO SUBJECT, TO: any and all easements, reservations, restrictions, rights-of-way heretofore filed for record which affect said property; all mineral and mining rights heretofore reserved and not owned by Grantor; any and all rights of parties in possession, variation in area or in measurements, boundary line disputes, roadways, unrecorded servitudes or easements, any matters not of record including lack of access which would be disclosed by an accurate survey and inspection of the property, and easements or other uses of subject property not visible from the surface.

TO HAVE AND TO HOLD, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple and to the heirs and assigns of such survivor, together with every contingent remainder and right of reversion.

The said Grantor covenants and agrees with the said Grantees that he is seized of an indefeasible estate in fee simple of said property, and that the Grantor has the lawful right to sell and convey the same in fee simple; that the said property is free from encumbrances, and that the Grantor will forever warrant and defend the title to the same and the possession thereof unto the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whatsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on this the day, month and year first hereinabove written.

Cecil R. Smith (SEAL)
Cecil R. Smith

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that CECIL R. SMITH, 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 he executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND SEAL on this the 17th day of December, 2004.

(SEAL)

Notary Public: H. W. Gamble
My Commission Expires: 3/1/08

This Instrument Was Prepared By:
Harry W. Gamble
4290 Hwy 52, Suite G
Helena, Alabama 35080

[The preparation of this document does not constitute an examination of title as to the property described herein. The above attorneys have made no such title examination unless reflected by separate documents signed by such attorneys.]

GRANTEES' ADDRESS:
696 Hwy 17
Montevallo, Alabama 35115