

Parcel I.D. #:

Send Tax Notice To: Kevin Smith

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Fifteen Thousand Dollars and 00/100 (\$15,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Lewis Randall Knowles and Alice Knowles, a married couple**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Kevin Smith, a married man**, hereinafter known as the GRANTEE;

Commencing at the SW corner of the NW 1/4 of the SW 1/4 of Section 8, Township 24 North, Range 13 East, Shelby County, Alabama; Thence run North 66 degrees 14' East a distance of 654.84 feet to a point being the Point of Beginning for the property herein conveyed; Thence run North 1 degree 14' East a distance of 338.00 feet to a point on the Southeast R.O.W. of Shelby County Highway No. 89; Thence South 63 degrees 46' East along said road R.O.W. a distance of 140.5 feet to a point; Thence South 10 degrees 34' West a distance of 280.2 feet to a point; Thence run North 88 degrees 46' West a distance of 80.0 feet to the Point of Beginning. This land being and lying in the NW 1/4 of the SW 1/4 of Section 8, Township 24 North, Range 13 East, Shelby County, Alabama.

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

THE LIFE ESTATE RESERVED BY MATTIE E. RUNNELS, AS RESERVED IN THE CERTAIN DEED RECORDED IN INSTRUMENT # 1996-22790, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, WAS TERMINATED BY THE DEATH OF MATTIE E. RUNNELS ON 25 OCTOBER, 2004.

This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was taken from that certain instrument recorded as Instrument # 1996-22790, in the Probate Judge's Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE, together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 8th Day of April, 2005.

Lewis Randall Knowles
Lewis Randall Knowles
Grantor

Alice Knowles
Alice Knowles
Grantor

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Lewis Randall Knowles* and *Alice Knowles*, a married couple, whose names are signed to the foregoing conveyance, and who are personally known to me, acknowledged before me and my official seal of office, that they did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 8th Day of April, 2005.

MY COMMISSION EXPIRES MAY 22, 2006

Kinda Steele
NOTARY PUBLIC
My Commission Expires:

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Shelby County, AL 04/13/2005
State of Alabama
Deed Tax: \$15.00