

This instrument was prepared by:

✓ William R. Justice
P.O. Box 1144, Columbiana, Alabama 35051

Consideration: \$5,000.00

Grantee's address:

103 Pinedale Circle
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Barbara Smith, f/k/a Barbara Franklin, unmarried (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Robert Franklin (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

Parcel 1

The real estate conveyed by Dewey N. McDonald and wife, Emmie W. McDonald to Barbara Franklin by deed recorded in Deed Book 231, page 618, in the Probate Office of Shelby County, Alabama, described in said deed as: A parcel of land situated in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 27, Township 20, Range 1 East, described as follows: Beginning at the point of intersection of the South right of way line of County Highway No. 61 with the East boundary line of grantors property (which is the West side of private drive way); run thence West along the South right of way line of said Highway 170 feet to a point; run thence South parallel with East boundary line of grantors property 132 feet; run thence East parallel to the South right of way line of said Highway 170 feet to the East boundary line of grantors property; run thence North along the East boundary line of grantors property 132 feet to the point of beginning.

Parcel 2

Commence at the NE corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 26, Township 20 South, Range 1 East; thence run Westerly along the North boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ for 211.00 feet to a point, being the point of beginning of the parcel of land herein described; thence continue Westerly along the North boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ for 570.00 feet to a point in Spearman Branch; thence turn an angle of 89 degrees 57 minutes 25 seconds to the right and run along said branch 47.37 feet; thence turn an angle of 66 degrees 20 minutes 55 seconds to the right and run along said branch 52.40 feet; thence turn an angle of 134 degrees 00 minutes 55 seconds to the left and run along said branch 200.00 feet; thence turn an angle of 111 degrees 10 minutes 44 seconds to the right and run along said branch 108.93 feet; thence turn an angle of 77 degrees 31 minutes 54 seconds to the left and run along said branch 48.26 feet; thence turn an angle of 60 degrees 23 minutes 05 seconds to the right and run along


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said branch 128.35 feet; thence turn an angle of 69 degrees 08 minutes 03 seconds to the left and run along said branch 54.49 feet; thence turn an angle of 38 degrees 31 minutes 44 seconds to the left and run along said branch 99.14 feet; thence turn an angle of 59 degrees 55 minutes 38 seconds to the right and run along said branch 123.49 feet; thence turn an angle of 80 degrees 24 minutes 24 seconds to the right and run along said branch 29.15 feet; thence turn an angle of 53 degrees 19 minutes 32 seconds to the left and run along said branch 50.25 feet; thence turn an angle of 102 degrees 43 minutes 28 seconds to the right and run along said branch 63.25 feet; thence turn an angle of 108 degrees 26 minutes 06 seconds to the left and run along said branch 105.00 feet; thence turn an angle of 73 degrees 32 minutes 24 seconds to the left and run along said branch 229.40 feet; thence turn an angle of 20 degrees 24 minutes 36 seconds to the right and run along said branch 175.00 feet; thence turn an angle of 48 degrees 29 minutes 15 seconds to the left and leaving said branch run 91.67 feet to a point, being a point on the West boundary of Section 26, Township 20 South, Range 1 East; thence turn an angle of 11 degrees 37 minutes 25 seconds to the right and run 158.70 feet to a point; thence turn an angle of 90 degrees 00 minutes 00 seconds to the left and run Southerly 1072.79 feet to a point; thence turn an angle of 90 degrees 00 minutes 00 seconds to the left and run Easterly 558.70 feet to a point; thence turn an angle of 90 degrees 00 minutes 00 seconds to the right and run Southerly 555.83 feet to a point; thence turn an angle of 89 degrees 52 minutes 23 seconds to the left and run Easterly 742.25 feet to a point; thence turn an angle of 90 degrees 10 minutes 07 seconds to the left and run Northerly 780.03 feet to the point of beginning. Said parcel is lying in the SW 1/4 of the SW 1/4, and the NW 1/4 of the SW 1/4, Section 26, Township 20 South, Range 1 East, and the SE 1/4 of the SE 1/4 and the NE 1/4 of the SE 1/4, Section 27, Township 20 South, Range 1 East, and contains 27.7 acres. Parcel is subject to a prescriptive use right-of-way for County Road 56 and other easements of record.

GRANTOR Barbara Smith is one and the same person as Barbara Franklin. GRANTOR is the surviving grantee named in the deed recorded in Real Book 381, page 176, in the Probate Office of Shelby County, Alabama, the other grantee, Neal Smith, having died in November 2005.

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

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
23rd day of December, 2005.


Barbara Smith

STATE OF ALABAMA
SHELBY COUNTY General Acknowledgment

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

Given under my hand and official seal this 23rd day of December, 2005.


Notary Public

Shelby County, AL 01/05/2006
State of Alabama

Deed Tax: \$5.00