

This instrument prepared by:

Alan Zeigler
Zeigler & Britt Attorneys^{LLC}
1776 Independence Court Suite 304
Birmingham, AL 35216
Telephone (205) 879-3535

SOURCE OF TITLE: Inst # 1996-35448

20070216000073050 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
02/16/2007 12:49:45PM FILED/CERT

STATE OF ALABAMA

Warranty Deed

COUNTY OF SHELBY

Know all Men by these Presents: That, in consideration of One Hundred Dollars (\$100.00) and other good and valuable consideration to itself in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **I, THE ESTATE OF OLAND D. SMITH**, (herein referred to as "Grantor") do by these presents grant, bargain, sell and convey unto **MIRIAM D. SMITH, an unmarried woman**, (herein referred to as "Grantee") the following described real estate situated in Shelby County, Alabama, to-wit:

Property description:

A parcel of land in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 36, Township 20 South, Range 1 East, and the NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 31, Township 20 South, Range 2 East, more particularly described as follows: Commence at the Southeast corner of Section 36, Township 20 South, Range 1 East; thence proceed in a Northerly direction, along the East boundary line of said Section 36 for a distance of 1317.75 feet to a point, said point being the Northeast corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 36, Township 20 South, Range 1 East; thence turn an angle of 90 deg. 55 min. 32 sec. to the left and proceed along the North boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 235.21 feet to the point of intersection of the East right-of-way line of Shelby County Highway 61; thence turn an angle of 88 deg. 15 min. 46 sec. to the right and proceed along said right-of-way line for a distance of 396.34 feet to a point, being the point of beginning of the parcel of land herein described; thence continue along said right-of-way for a distance of 420.00 feet to a point; thence turn an angle of 90 deg. to the right and run 420.00 feet to a point; thence turn an angle of 90 deg. to the right and run 420.0 feet to a point; thence turn an angle of 90 deg. to the right and run 420.00 feet to the point of beginning. Said parcel of land is lying in the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 36, Township 20 South, Range 1 East, and the NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 31, Township 20 South, Range 1 East.

The above described property is that property which was conveyed by Miriam S. Alexander, unmarried, to Oland D. Smith by deed dated October 21, 1996, a copy of which deed is recorded in the records of the Probate Office of Shelby County, Alabama, as Inst # 1996-35448.

THIS INFORMATION WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. NO TITLE RECORDS WERE FURNISHED OR EXAMINED.

To Have and To Hold the aforegranted premises to the said Grantee, her heirs and assigns forever. And the said Grantor does, for itself, its heirs, personal representatives and administrators, covenant with said Grantee, her heirs and assigns, that Grantor is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that Grantor has a good right to sell and convey the same as aforesaid, and that Grantor will and its heirs, personal representatives and administrators shall **Warrant and Defend** the premises to the said Grantee, her heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set my hand(s) and seal(s) this the 15th day of February 2007.

The Estate of Oland D. Smith, Shelby County Probate Court Case No. PR-2005-000510

Marlin D. Smith {L.S.}
By: Marlin Don Smith, as Co-Personal Representative of the Estate of Oland D. Smith

Miriam D. Smith {L.S.}
By: Miriam D. Smith, as Co-Personal Representative of the Estate of Oland D. Smith

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Blaise Alan Zeigler, the undersigned notary public, in and for the said county and state, hereby certify that MARLIN DON SMITH AND MIRIAM D. SMITH, as Co-Personal Representatives of **THE ESTATE OF OLAND D. SMITH, Shelby County Probate Court Case No. PR-2005-000510**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 15th day of February, 2007.

Blaise Alan Zeigler
Notary Public

My commission expires _____

Send Tax Notices to:
Miriam D. Smith
10650 N. Main Street
Wilsonville, AL 35186

BLAISE ALAN ZEIGLER
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
May 07, 2008