


INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION


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Shelby Cnty Judge of Probate, AL
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This instrument was prepared by

Mitchell A. Spears

Attorney at Law

P.O. Box 119

205/665-5102

Montevallo, AL 35115-0091

205/665-5076

Send Tax Notice to:

(Name) Owen Scott Smitherman

(Address) 3004 Longleaf Lane

Helena, Alabama 35080

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **FORTY SIX THOUSAND FIVE HUNDRED SEVENTY EIGHT and 93/100 (\$46,578.93) DOLLARS** to the undersigned Grantor (whether one or more), in hand paid by the Grantees herein, the receipt whereof is acknowledged, I (we),

CATHERINE LEGG, a married woman

(herein referred to as Grantor, whether one or more), do grant, bargain, sell and convey unto

OWEN SCOTT SMITHERMAN AND WIFE, DEDRA SMITHERMAN

(herein referred to as Grantees) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **SHELBY** County, Alabama to-wit:

Commence at the Northwestern corner of Lot 11, according to the Survey of Shelby Shores, as recorded in Map Book 4, Page 75, in the Office of the Judge of Probate, Shelby County, Alabama, said point also being situated on the Southerly right-of-way line of River Drive; thence run in a Southwesterly direction along said Southerly right-of-way line of River Drive a distance of 230.00 feet to the point of beginning; thence turn an angle to the left of 90 degrees 00 minutes and run in a Southeasterly direction a distance of 183.68 feet; thence turn an angle to the right of 88 degrees 29 minutes and run in a Southwesterly direction 100.03 feet; thence turn an angle to the right of 91 degrees 31 minutes and run in a Northwesternly direction a distance of 186.33 feet to its intersection with the Southerly right-of-way line of said River Drive; thence turn an angle to the right of 90 degrees 00 minutes and run in a Northeasterly direction a distance of 100.00 feet along said Southerly right-of-way line of River Drive to the point of beginning. Said parcel situated Northwesternly of a slough and Southeasterly of River Drive.

Situated in the SE ¼ of SE ¼ of Section 7, Township 22, Range 2 East.

SUBJECT TO:

- Property taxes for 2007 and subsequent years.
- Rights, reservations, and restrictions of record.
- PURCHASE MONEY FIRST MORTGAGE FOR THE FULL PURCHASE PRICE HEREOF, IN FAVOR OF GRANTOR, EXECUTED ON EVEN DATE HERewith.

SOURCE OF TITLE: Warranty Deed recorded in the Office of the Probate Judge, Shelby County, Alabama, at Deed Book 214, Page 806, the recording date being November 22, 1988.

THE REAL PROPERTY HEREIN ABOVE DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR, NOR THAT OF HER SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

TO HAVE AND TO HOLD to 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 for such survivor forever.

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

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 13th day of March, 2007.

Catherine Legg
CATHERINE LEGG

STATE OF ALABAMA
SHELBY COUNTY

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

Given under my hand and official seal, this the 13th day of March, 2007.

Rana Pin
Notary Public
My Commission Expires: 2/17/10