

This instrument prepared by:

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SOURCE OF TITLE: Deed Book 206, Page 383



20070411000166250 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
04/11/2007 09:10:09AM 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 them 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 **MARLIN D. SMITH, an unmarried man**, (herein referred to as "Grantee") the following described real estate situated in Shelby County, Alabama, to-wit:

Property description:

The NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 10, Township 21, Range 1 East;

Also Commence at the southeast corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 10, Township 21 South, Range 1 East and run north along the east line of said NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ a distance of 740.5 feet to the point of beginning; thence continue along said forty line a distance of 450.7 feet; thence turn an angle of 170 degrees and 00 minutes to the left and run a distance of 167.1 feet; thence turn an angle of 14 degrees and 32 minutes to the right and run a distance of 315.0 feet (said last two lines run along the east side of a gravel road); thence turn an angle of 114 degrees and 32 minutes to the left and run a distance of 162.4 feet to the point of beginning.

The above described property is that property which was conveyed by Franklin D. Barnes and wife, Rosika Barnes, to Oland D. Smith and wife, Maggie P. Smith, as joint tenants, with right of survivorship, by deed dated November 9, 1959, a copy of which deed is recorded in Deed Book 206, Page 383, in the records of the Probate Office of Shelby County, Alabama.

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, his heirs and assigns forever. And the said Grantor does, for itself, its heirs, personal representatives and administrators, covenant with said Grantee, his 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, his 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 30th day of March, 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, Nancy 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 30 day of March, 2007.

Nancy Zeigler
Notary Public

Send Tax Notices to:
Marlin Don Smith
1644 Hwy 7
Wilsonville, AL 35186

My commission expires _____
My Commission Expires
May 17, 2008