

This instrument was prepared without title opinion by:

Thomas Michael Hobson, Esq.
60 Court Square West
Centreville, Alabama 35042

Send Tax Notice To:

Wendy Smith
P.O. Box 81
Sterrett, AL 35147

WARRANTY DEED

State of ALABAMA)
)
SHELBY County)

KNOW ALL MEN BY THESE PRESENTS:

Value for
\$500.00
V.M.

That in consideration of **One and no/100 Dollars (\$1.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt, adequacy and sufficiency whereof is hereby acknowledged, **VIRGINIA MCLAUGHLIN, A SINGLE WOMAN**, (herein referred to as the "Grantors", whether one or more), grant, bargain, sell and convey unto **Derrick Dwight McLaughlin, Wendell (Wendy) Smith, and Larry Dale McLaughlin, as Joint Tenants with Rights of Survivorship**, (herein referred to as the "Grantees", whether one or more), the following described real estate, situated in and lying within **Shelby County, Alabama**, to-wit:

134 BOX 65
A part of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 11, Township 18 South, Range 1 East, more particularly described as follows: For the point of beginning commence at the SW corner of said $\frac{1}{4}$ Section and run North along the West line of said $\frac{1}{4}$ Section a distance of 907.8 feet; thence turn an angle to the right of 90 degrees 52' 23" and run 168.61 feet; thence turn an angle to the right of 91 degrees 20' 24" and run along the West line of lots belonging to Vick and Joan McDonald and S. E. and Carolyn Brasher and E. B. Brasher and J. Calvin Smith, a distance of 374.74 feet; thence turn an angle of 5 degrees 9' 2" to the left and run along the West line of Lillian Lynn lot and extension thereof a distance of 135 feet; thence turn an angle to the left of 89 degrees 06' and run 420 feet more or less to the West right of way line of Alabama Highway #25; thence turn an angle to the right 89 degrees 08' and run in a Southerly direction 408.01 feet; thence turn an angle to the right of 92 degrees 38' 25" and run 601.46 feet more or less to the point of beginning, less and except the parcel of land conveyed by the grantor herein to the Trustees of the Pleasant Grove Baptist Church, and their successors in office, on June 2, 1983. The parcel of land herein conveyed lies in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama.

The property conveyed is the homestead of the Grantor and Grantor reserves unto herself a life estate in said real property.

TO HAVE AND TO HOLD to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance that in the event one Grantee survives the others, the entire interest in fee simple shall pass to the surviving Grantee(s).

This conveyance is made subject to all restrictions, easements, reservations, statutory redemptive rights, and rights of way of record in the Office of the Judge of Probate of Bibb County Alabama, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining and the reversion, remainder or remainders, rents, issues, and profits thereof, and also all the estate, right, title, interest, dower and rights of dower, property, possession, claim and demand whatsoever as well in law as in equity, of the said Grantors, of, in and to the same and every part or parcel thereof, with the appurtenances.

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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 17th day of April, 2009.

Virginia McLaughlin (Seal)
Virginia McLaughlin, Grantor


20090420000143240 1/2 \$15.50
Shelby Cnty Judge of Probate, AL
04/20/2009 11:58:32AM FILED/CERT

Shelby County, AL 04/20/2009
State of Alabama

Deed Tax: \$.50

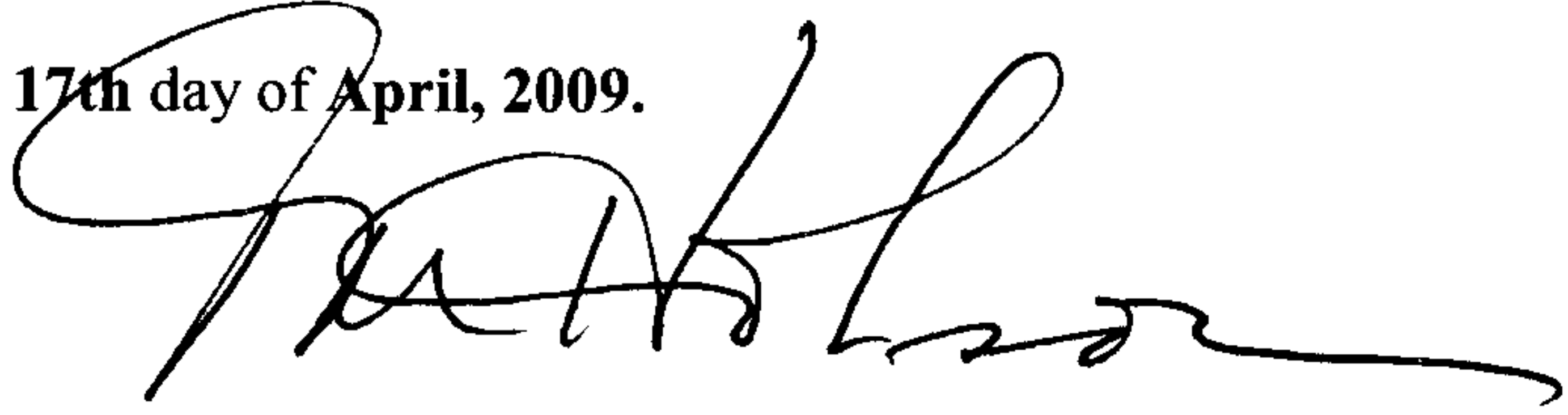
State of Alabama)
)
Bibb County)

General Acknowledgment


20090420000143240 2/2 \$15.50
Shelby Cnty Judge of Probate, AL
04/20/2009 11:58:32AM FILED/CERT

I, the undersigned **Thomas Michael Hobson** a Notary Public in and for said County, in said State, hereby certify that **Virginia McLaughlin**, whose names is/are signed to the foregoing conveyance, and being known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she executed the same voluntarily as his/her own act on the day the same bears date.

Given under my hand and official seal this **17th** day of **April, 2009**.



Notary Public
My Commission Expires: