



20091123000433750 1/2 \$19.00  
Shelby Cnty Judge of Probate, AL  
11/23/2009 09:21:12 AM FILED/CERT

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

This instrument was prepared by:  
**Wallace, Ellis, Fowler & Head**  
**P O Box 587**  
**Columbiana, AL 35051**

Send Tax Notice to:  
**Ricky Willingham & Sonia Willingham**  
**208 Highway 478**  
**Leeds, AL 35094**

Consideration: \$5,000.00

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **ONE AND NO/00 DOLLAR (\$1.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **LELAS EUGENE SCHMITT, JR., an unmarried man, (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **RICKY WILLINGHAM and SONIA WILLINGHAM, (herein referred to as grantee, whether one or more)**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A" for legal description

Subject to taxes for 2010 and subsequent years, easements, restrictions, rights of way and permits of record.

**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 of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTORS heirs, executors, and administrators covenant with the said GRANTEES, their 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 GRANTEES, their heirs, and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 20<sup>th</sup> day of November, 2009.

\_\_\_\_\_  
Lelas Eugene Schmitt, Jr.

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Lelas Eugene Schmitt, Jr., 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20<sup>th</sup> day of November, 2009.

\_\_\_\_\_  
Notary Public

My commission expires: 9/12/11

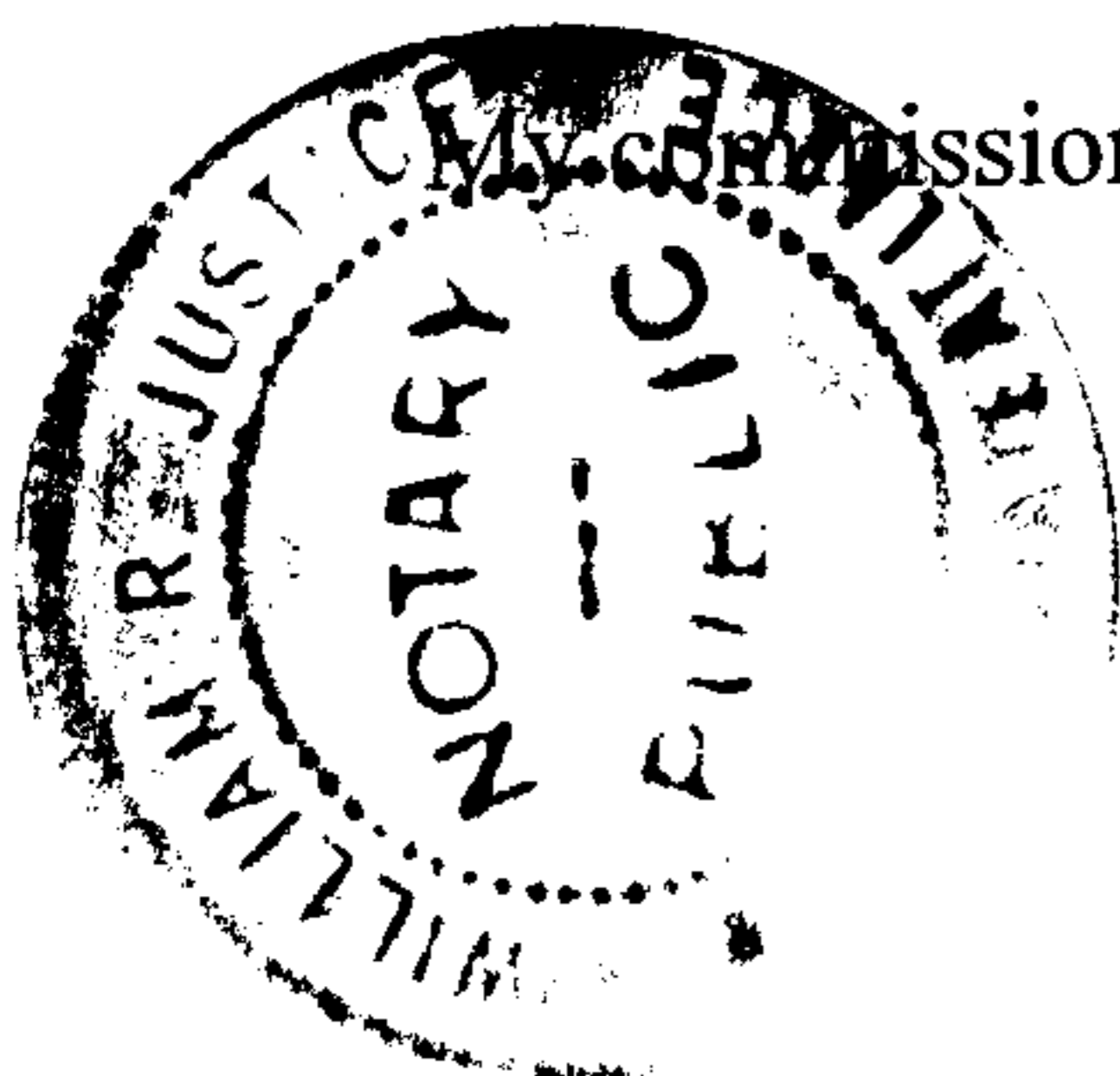


EXHIBIT "A"  
LEGAL DESCRIPTION

Parcel No. 2: Commence at a 1" crimp top pipe in place accepted as the Southwest corner of the Southwest one-fourth of the Southeast one-fourth of Section 32, Township 17 South, Range 1 East, Shelby County, Alabama; thence proceed North 00° 08' 48" East along the West boundary of said quarter-quarter section for a distance of 1327.75 feet to a 1/2" rebar in place accepted as the Northwest corner of said quarter-quarter section; thence continue North 00° 08' 48" East along the West boundary of the Northwest one-fourth of the Southeast one-fourth for a distance of 1327.27 feet to a pine knot in rock pile accepted as the Northwest corner of said Northwest one-fourth of the Southeast one-fourth; thence proceed South 87° 25' 21" East along the North boundary of said quarter-quarter section for a distance of 1332.47 feet to a 1/2" rebar in place accepted as the Northeast corner of said Northwest one-fourth of the Southeast one-fourth; thence proceed South 00° 04' 50" East along the East boundary of said quarter-quarter section for a distance of 7.21 feet to a 1/2" rebar in place being located on the Southerly boundary of a 100 foot Alabama Power Company right-of-way; thence proceed South 55° 59' 31" East along the Southerly boundary of said Alabama Power Company right-of-way for a distance of 687.05 feet to a 1/2" rebar in place; thence proceed South 58° 36' 38" West for a distance of 666.63 feet (set railroad spike); thence proceed South 00° 02' 20" East along the East boundary of said Northwest one-fourth of the Southeast one-fourth for a distance of 557.69 feet to a 1/2" rebar in place accepted as the Northeast corner of aforementioned Southwest one-fourth of the Southeast one-fourth; thence proceed South 01° 35' 26" East along the East boundary of said Southwest one-fourth of the Southeast one-fourth for a distance of 958.73 feet (set 1/2" rebar); said point being the point of beginning . From this beginning point continue South 01° 35' 26" East along the East boundary of said quarter-quarter section for a distance of 144.26 feet (set bolt); thence proceed North 89° 58' 13" West for a distance of 210.0 feet to a 1/2" rebar in place; thence proceed North 55° 01' 36" East for a distance of 251.39 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Southeast one-fourth of Section 32, Township 17 South, Range 1 East, Shelby County, Alabama.



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