


This Instrument Was Prepared By:  
Christopher R. Smitherman, Attorney At Law  
Law Offices of Christopher R. Smitherman, LLC  
Post Office Box 261  
Montevallo, Alabama 35115  
(205) 665-4357

Send Tax Notice:  
Nicole Shaunte Smith  
285 Wilson Street  
Montevallo, Alabama 35115

STATE OF ALABAMA                    )  
  )  
SHELBY COUNTY                        )       **WARRANTY DEED**

  
20100106000004730 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
01/06/2010 10:28:31 AM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of **Forty Two Thousand and 00/100 Dollars (\$42,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Linda Lawson Knowles** hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Nicole Shaunte Smith (a single woman)**, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 19, according to the Survey of Wilson’s Subdivision No. 1 in the corporate limits of Montevallo, as shown by map filed in Map Book 3, Page 62, in the Office of Shelby County, Alabama, which said lot is more particularly described as follows:

Commencing at the center of Section 3, Township 24 North, Range 12 East; thence North 1 degree 35 minutes West 838.6 feet to a point 30 feet South of the centerline of the Calera-Centerville Highway; thence North 85 degrees 50 minutes West 322 feet along with and parallel to said highway to a point of reference for the lot herein conveyed, from the point of reference run South 4 degrees 11 minutes East 920 feet to the Northeast corner of the lot herein conveyed, said point being the point of beginning of the lot conveyed; thence run South 85 degrees 49 minutes West 195 feet; thence South 4 degrees 11 minutes East 100 feet; thence North 85 degrees 49 minutes East 195 feet; thence North 4 degrees 11 minutes West 100 feet to the point of beginning, in the Probate Office of Shelby County, Alabama being situated in Shelby County, Alabama.

**Subject to all items of record**

**Note:** This instrument is recorded simultaneously with a purchase money mortgage in favor of ~~Crescent Mortgage Company~~, bearing the same date in the amount of \$ 41,361.00 .00.

**Note:** This property was not homestead for grantors.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 31 day of December, 2009.

GRANTOR

Letta Hallman as POA for Linda Lawson Knowles  
Letta Hallman as POA for  
Linda Lawson Knowles  
POA as recorded at 20100106000004720

STATE OF ALABAMA )  
SHELBY COUNTY ) **ACKNOWLEDGMENT**

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that Letta Hallman, whose name as Power Of Attorney for Linda Lawson Knowles, which is signed to the foregoing and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, she , in her capacity as Power Of Attorney for Linda Lawson Knowles executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 31 day of December, 2009.

Chris Smitherman  
NOTARY PUBLIC  
My Commission Expires: 5-13-2012