

Assd. Value \$9720.00  
M.S.

STATE OF ALABAMA

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS; That for and in consideration of ONE AND NO/100'S (\$1.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the undersigned grantors, cash in hand paid by TOMMY SMITH a married person, the receipt whereof is acknowledged, I, the said MARTHA ANN MCGUFFIE, do hereby grant, bargain, sell and convey unto the said TOMMY SMITH the following described real estate, to wit:

**A tract or parcel of land in Shelby County, Alabama, to be described as follows:**

**Begin at SW corner of SE ¼ of NW ¼ and run along said quarter-quarter line in a Northerly direction North 2 degrees West for a distance of 196'; thence turn an angle right 33 degrees 30 minutes and run in a Northeasterly direction along Helena-Acton Road for a distance of 300'; thence turn an angle right 90 degrees and run in an Southeasterly direction for a distance of 28.8' to point of beginning, said point being east R.O.W line of Helena-Acton Road; continue along said line in a Southeasterly direction for a distance of 480.2'; thence turn an angle right 149 degrees 29 minutes and run in a Westerly direction for a distance of 492.6' thence turn an angle right 30 degrees 31 minutes and run in a Northwesterly direction for a distance of 73.25 feet to East R.O.W. line of Helena-Acton Road; thence turn an angle right 94 degrees 42 minutes and run along East R.O.W. line of Helena-Acton Road in a Northeasterly direction for a distance of 250.66' to point of beginning of this land lying and becoming a part of SE ¼ of NW ¼ of Section 11 Township 20 South, Range 3 West, situated in Shelby County, Alabama.**

**Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.**

**The grantor herein certifies that the above described land constitutes no part of his present homestead.**

**This conveyance is made together with and subject to any and all easements, covenants, restrictions, reservations and rights of way appearing of record and affecting the subject property.**

Shelby County, AL 02/24/2010  
State of Alabama  
Deed Tax : \$10.00



20100224000055000 1/2 \$24.00  
Shelby Cnty Judge of Probate, AL  
02/24/2010 11:50:34 AM FILED/CERT

**TO HAVE AND TO HOLD** unto the said **TOMMY SMITH**, his heirs and assigns forever. And I do, for myself and for my heirs, executors and administrators, covenant with the said **MARTHA ANN MCGUFFIE**, and her heirs and assigns, that I am lawfully seized in Fee Simple of said premises; that she are free from all incumbrances; and that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said **TOMMY SMITH**, his heirs, executors and assigns forever, against lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this the 23<sup>rd</sup> day of FEBRUARY 2010.

  
**MARTHA ANN MCGUFFIE,**  
**GRANTOR**

**STATE OF ALABAMA**  
**COUNTY OF CHILTON**


**I, June Mims**, a Notary Public in and for the State and County aforesaid, hereby certify that **MARTHA ANN MCGUFFIE**,, who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

**GIVEN** under my hand and seal this the 23<sup>rd</sup> day of FEBRUARY 2010.

  
**NOTARY PUBLIC**

**GRANTEE'S ADDRESS:**  
**224 COUNTY ROAD 1038**  
**JEMISON, ALABAMA 35085**

**THIS INSTRUMENT PREPARED BY:**  
**AMANDA ABSTON BAXLEY**  
**BAXLEY LAW OFFICE**  
**307 2<sup>ND</sup> AVE. NORTH**  
**CLANTON, ALABAMA 35045**  
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