

This Instrument Was Prepared By:
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Send Tax Notice:

~~Christopher R. Smitherman~~
Josh Smitherman
136 Mulberry Lane
Shelby, AL 35143

STATE OF ALABAMA)
) WARRANTY DEED
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Forty Thousand and 00/100 Dollars (\$40,000.00))** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ronnie McCary as Personal Represenative of the Estate of Willie R. McCary, Recorded in the Probate Office of Shelby County Alabama, Case No: PR-2007-000672**, hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Smitherman Contractors, LLC**, 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:

A part of Lot 7 and 8 a part of a vacated street acording to Lee's Addition to Montevallo, (an unrecorded Subdivision) described as follows: Begin at the Northwest corner of Lot 7 of said subdivision and run North 15 feet; thence right 90 degrees 11 minutes and run East 130.0 feet; thence right 89 degrees 49 minutes and run South 90 feet; thence right 90 degrees 11 minutes and run West 130.0 feet; thence right 89 degrees 49 minutes and run North 75.0 feet to point of beginning. Situated in Shelby County, Alabama. This property being the same as pa part of Lots 7 and 8 of South Montevallo Subdivision, as shown by Map Book 3, Page 41, in the Probate Office of Shelby County, Alabama.

Subject to all items of record.

NOTE: This property is not homestead property of the 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 4 day of March, 2010.

GRANTORS

Ronnie McCary (PR) (L.S.)

Ronnie McCary, Personal Representative
of the Estate of Willie R. McCary
PR-2007-000672 Recorded in the Probate Office of
Shelby County, Alabama

Shelby County, AL 03/09/2010
State of Alabama
Deed Tax : \$40.00



20100309000067390 2/2 \$54.00
Shelby Cnty Judge of Probate, AL
03/09/2010 09:40:23 AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

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ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, *Ronnie M. McCary, Personal Representative of the Estate of Willie R. McCary PR-2007-000672, recorded in the Probate Office of Shelby County, Alabama*, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 4 day of March, 2009.


NOTARY PUBLIC
My Commission Expires: 5/13/2012