

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EVIDENCE.

This instrument was prepared by:

Mike T. Atchison

P O Box 822

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20100706000213090 1/1 \$49.00  
Shelby Cnty Judge of Probate, AL  
07/06/2010 11:43:54 AM FILED/CERT

Send Tax Notice to:

W. Russell Smith

P.O. Box 97

Wilsonville, AL

**WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

35186

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **THIRTY SEVEN THOUSAND AND NO/100 DOLLARS (\$37,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **MAVIS SANDERS, a single woman**, grant, bargain, sell and convey unto **W. RUSSELL SMITH**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

From the NE corner of Section 29, Township 19 South, Range 1 East, run Westwardly along the north line of said Section a distance of 0.50 feet to the point of beginning; thence continue along the north line of said Section a distance of 134.50 feet; thence left 84 degrees 43 minutes 30 seconds a distance of 127.89 feet; thence left 67 degrees 05 minutes a distance of 62.85 feet to a point on the West right of way line of County Highway No. 51; thence left 88 degrees 08 minutes a distance of 181.42 feet to the point of beginning herein described. Also that part of the SE ¼ of the SE ¼, Section 20, Township 19 South, Range 1 East, lying South of the Florida Short Route Highway right of way, the same being approximately 22 feet North and South and approximately 135 East and West.

Situated in Shelby County, Alabama.

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 grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 6<sup>th</sup> day of July, 2010.

*Mavis Sanders*

Mavis Sanders

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mavis Sanders whose name is signed to the foregoing conveyance, and who are 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 official seal this 6<sup>th</sup> day of July, 2010.

*Janet J. Parson*  
Notary Public

My Commission Expires: 10-16-12