

35,000

## WARRANTY DEED

This instrument was prepared by  
Steven R. Sears, attorney  
655 Main Street, BX Four  
Montevallo, AL 35115+0004  
telephone: 665-1211  
without benefit of title evidence.

Please send tax notices to:

Farrel Cecil  
283 County Road 102  
Montevallo, AL 35115

State of Alabama)  
County of Shelby)

Know all men by these presents, that in consideration of thirty-five thousand dollars, to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, we, **ALAN TANNER SMITH**, of 734 Ponderosa Drive, West Blocton, AL 35184, a married man, for himself and, through a power of attorney, on behalf of Carla Diane Smith, an unremarried widow, Steven Lee Smith, a married man, and Joyce Marie Patterson, a married woman, do grant, bargain, sell, and convey unto **FARREL V CECIL AND WIFE E FAYE CECIL**, of County Highway 73, Montevallo, AL 35115, 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:

13707 Highway 73, Montevallo, AL 35115, more particularly described as:

Lots 8 and 9, Block 3, according to a map of Wilmont gardens as recorded in Map Book 4, page 6 in the Probate Office of Shelby County, Alabama.

Source of title: An executor's warranty deed from Alan Tanner Smith as personal representative of the estate of Betty J Gaddie to grantors herein, executed 02 February 2010 and recorded on 01 March 2010 at certificate number 2010:0301000059590 in the Shelby County Alabama Probate Office.

The conveyed property was appraised at \$74,500 by the Shelby County Revenue commissioner as of 2014.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantees for and during their joint lives and upon the death of any 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.

**ALAN TANNER SMITH**, does for himself, for Carla Diane Smith, for Steven Lee Smith, for Joyce Marie Patterson, and for their administrators, heirs, and successors covenant with the said grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their administrators, heirs, and successors shall warrant and defend the same to the said grantee, their heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, we, **ALAN TANNER SMITH**, for himself and on behalf of Carla Diane Smith, Steven Lee Smith, and Joyce Marie Patterson, have set our hands and seals, this 19 March 2014.

Witness:

Steve Sears

Alan Smith (Seal)  
**ALAN TANNER SMITH**

Steve Sears

Carla Diane Smith by Alan Smith (Seal)  
**CARLA DIANE SMITH**, by Alan Tanner Smith, through a power of attorney

Steve Sears

Steven Lee Smith by Alan Smith (Seal)  
**STEVEN LEE SMITH**, by Alan Tanner Smith, through a power of attorney

Steve Sears

Joyce Marie Patterson by Alan Smith (Seal)  
**JOYCE MARIE PATTERSON**, by Alan Tanner Smith, through a power of attorney

State of Alabama)  
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **ALAN TANNER SMITH**, individually, and on behalf of Carla Diane Smith, Steven Lee Smith, and Joyce Marie Patterson, by and through a power of attorney, whose names are signed to the foregoing conveyance, and who are (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 March 2014.

Steve Sear      my comm. expires 22.11.14  
Notary public

  
20140319000076040 3/3 \$55.00  
Shelby Cnty Judge of Probate, AL  
03/19/2014 11:48:58 AM FILED/CERT