

FILE NO: V14-012

Send Tax Notice To: David M. and Autumn F. Cherry
5219 Harvest Ridge Lane
Birmingham, Alabama 35242

STATE OF ALABAMA)
JEFFERSON COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of FORTY-FOUR THOUSAND NINE HUNDRED DOLLARS AND NO CENTS (\$44,900.00), and other good and valuable consideration, **the amount of which can be verified in the Sales Contract between the parties hereto and the HUD-1 Closing Statement**, this day in hand paid to the undersigned GRANTOR, in hand paid by the GRANTEES herein, **Melanie J. Smith, a single woman, whose mailing address is 493 Hillandell Drive, Birmingham, Alabama 35244** (hereinafter referred to as GRANTOR), the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **David M. Cherry and Autumn F. Cherry, whose mailing address is 5219 Harvest Ridge Lane, Birmingham, Alabama 35242** (hereinafter referred to as GRANTEES) the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, **the address of which is 6232 Cahaba Valley Road, Birmingham, Alabama 35242**; to-wit:

LOT 4, ACCORDING TO THE SURVEY OF MEADOW LOOK SUBDIVISION, AS RECORDED IN MAP BOOK 9 PAGE 129 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT THE FOLLOWING:

A PART OF LOT 4, MEADOW LOOK, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY IN MAP BOOK 9 PAGE 129 AND PORTION OF ACREAGE LYING ADJACENT TO AND IMMEDIATELY NORTHEAST OF SAID PORTION OF LOT 4, ALL OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 4, MEADOW LOOK, RUN IN A SOUTHEASTERLY DIRECTION ALONG THE WEST LINE OF SAID LOT 4 FOR A DISTANCE OF 179.91 FEET TO AN EXISTING IRON PIN; THENCE TURN AN ANGLE TO THE LEFT OF 111 DEGREES 13 MINUTES 58 SECONDS AND RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 97 DEGREES, 13 MINUTES TO AN EXISTING IRON PIN; THENCE TURN AN ANGLE TO THE LEFT OF 100 DEGREES 47 MINUTES 34 SECONDS AND RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 170.72 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPT THE FOLLOWING:

PART OF LOT 4, MEADOW LOOK, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA IN MAP BOOK 9 PAGE 129, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE EASTERNMOST CORNER OF LOT 4, BLOCK 1, BROKEN BOW AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, IN MAP BOOK 7, PAGE 145; RUN THENCE ALONG THE SOUTHEAST LINE OF LOT 5 OF SAID BLOCK 1 IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 92.01 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 137 DEGREES 11 MINUTES 04 SECONDS AND RUN IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 186.15 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON A CURVE HAVING A RADIUS OF 50.0 FEET AND A CENTRAL ANGLE OF 103 DEGREES 00 MINUTES AND BEING CONCAVE SOUTHWARD WITH THE PREVIOUS CALL FORMING AN INTERIOR ANGLE OF 148 DEGREES 57 MINUTES 21 SECONDS WITH THE RADIUS; THENCE RUN IN A NORTHEASTERLY TO SOUTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE FOR A



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Shelby Cnty Judge of Probate, AL
06/19/2014 12:57:35 PM FILED/CERT



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Bk: LR201412 Pg:15278
Jefferson County, Alabama
I certify this instrument filed on:
04/11/2014 03:49:51 PM D
Judge of Probate- Alan L. King

DISTANCE OF 89 DEGREES 88 MINUTES, THENCE TURN AN ANGLE TO THE RIGHT AND RUN IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 78.26 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

BEING SITUATED IN SHELBY COUNTY, ALABAMA.

This being the same property conveyed to Melanie J. Smith by deed dated March 22, 2002 and filed April 10, 2002 in Instrument 2002-16725.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, then to the heirs and assigns of the GRANTEES, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenant with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

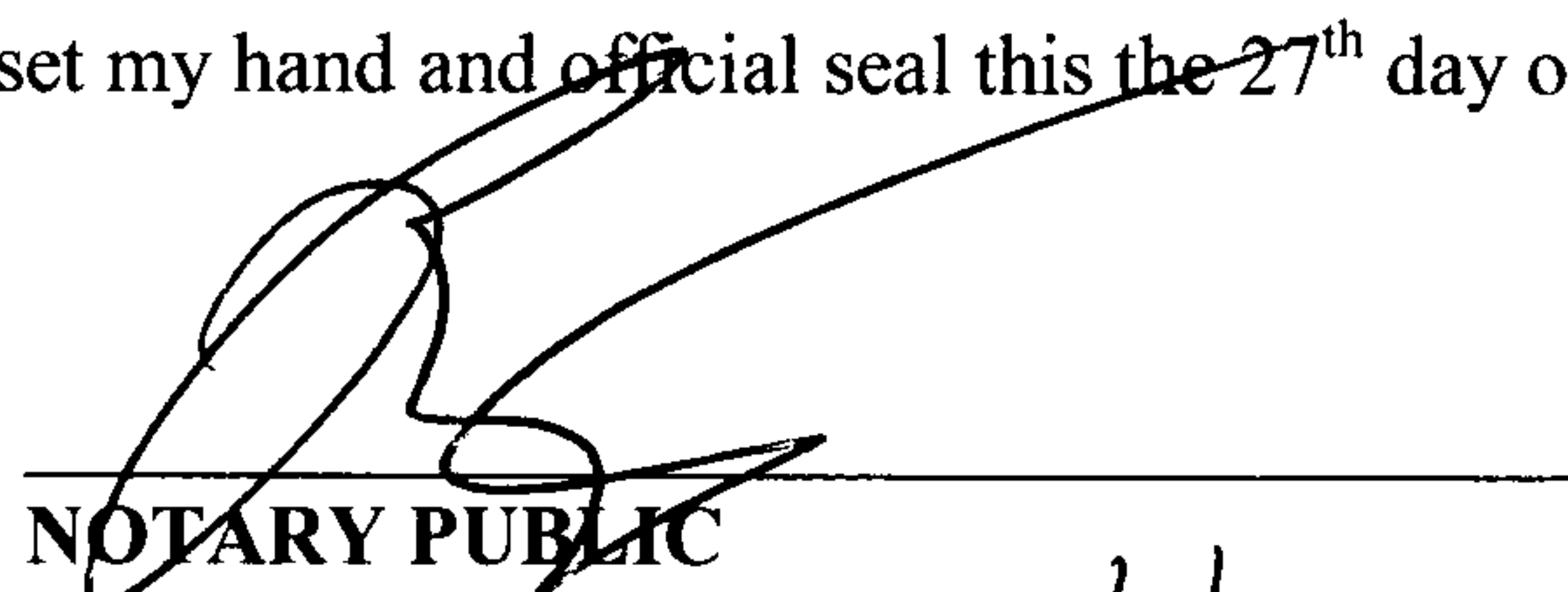
IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 27th day of March, 2014.


MELANIE J. SMITH

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Melanie J. Smith**, whose name is signed to the foregoing conveyance, and who is known to me, knowingly and willingly 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.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this the 27th day of March, 2014.


NOTARY PUBLIC

My Commission Expires: 12/1/17

THIS INSTRUMENT PREPARED BY:

Brian M. Cloud, Esquire
Cloud & Willis, LLC
201 Beacon Parkway West, Suite 400
Birmingham, Alabama 35209

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Bk: LR201412 Pg:15278
Jefferson County, Alabama
04/11/2014 03:49:51 PM D
Fee - \$19.00
Deed Tax - \$45.00

Total of Fees and Taxes-\$64.00
LYNN

Shelby County, AL 06/19/2014
State of Alabama
Deed Tax: \$45.00



20140619000186400 2/2 \$62.00
Shelby Cnty Judge of Probate, AL
06/19/2014 12:57:35 PM FILED/CERT