

THIS INSTRUMENT PREPARED BY:
K. Henson Millsap, Esq.
Mixon Firm, LLC
2 Perimeter Park S #550E
Birmingham, AL 35243

Send tax notices to:
Patricia Darlene Isbell
P.O. Box 607
Odenville, AL 35120

STATE OF ALABAMA)
SHELBY COUNTY)

20170602000194690
06/02/2017 10:43:39 AM
DEEDS 1/6

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to **MORRIS K. SMITH**, an unmarried man, **CHERYL DIANE SMITH SIMS**, an unmarried woman, **CAROLYN ANN SMITH WRIGHT**, a married woman, and **PHILLIP KEITH SMITH**, a married man (collectively, "Grantors"), by **PATRICIA DARLENE ISBELL**, unmarried woman ("Grantee"), the receipt of which is acknowledged, Grantors do hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, its successors and assigns, that certain real property situated in Shelby County, Alabama, which is described on Exhibit A attached hereto and made a part hereof (the "Property").

Grantors are the surviving spouse and children and the sole heirs of Vera Lee Phillips Smith, one and the same person as Vera Lee Smith, who was the Grantee under that certain Warranty Deed of Parcel A of the Property, as described on Exhibit A attached hereto, recorded as Instrument No. 1993-04053 in the Probate Office of Shelby County, Alabama (the "Prior Deed").

Lee Phillips, who, as grantor under the Prior Deed, reserved a life estate in Parcel A of the Property, is now deceased, having died on July 25, 2004.

Grantors further acknowledge that those certain rights of access reserved by grantor pursuant to the deed recorded as Instrument No. 1994-29459 in the Probate Office of Shelby County, Alabama were subsequently extinguished by virtue of the re-conveyance of the same property to said grantor by that certain deed recorded as Instrument No. 2006-0424000189760.

TO HAVE AND TO HOLD unto Grantee, and Grantee's successors and assigns, forever.

The Property does not constitute any part of the homestead of any Grantor or of any Grantor's spouse.

It is expressly understood and agreed that this General Warranty Deed is made subject to the matters described on Exhibit B attached hereto and made a part hereof (the "Exceptions").

And Grantor, for Grantor, and Grantor's successors and assigns, covenants with Grantee, and its successors and assigns, that Grantors are lawfully seized in fee simple of the Property; that the Property is free from all encumbrances except for the Exceptions; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors and Grantors' successors and assigns, shall warrant and defend the same to Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons other than persons claiming under the Exceptions.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
c/o Morris K. Smith	Patricia Darlene Isbell
P.O. Box 513	P.O. Box 607
Cropwell, AL 35056	Birmingham, AL 35120
Address:	250 Highway 50

	Vandiver, AL 35176
Parcel IDs:	No. 04-1-11-0-001-077.000 (Parcel A only) No. 04-1-11-0-001-077.003
Date of Sale:	May , 2017
Total Purchase Price:	\$30,000.00
The Purchase Price can be verified in:	<input checked="" type="checkbox"/> Closing Statement

[Signature on following page]

IN WITNESS WHEREOF, Grantors have caused this General Warranty Deed to be effective as of the Date of Sale referenced above, although actually executed on the date set forth in the acknowledgment below.

GRANTORS:


MORRIS K. SMITH


CHERYL DIANE SMITH SIMS



CAROLYN ANN SMITH WRIGHT


PHILLIP KEITH SMITH

STATE OF ALABAMA)
COUNTY OF St. Clair)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **MORRIS K. SMITH**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26 day of May, 2017.


Notary Public

AFFIX SEAL

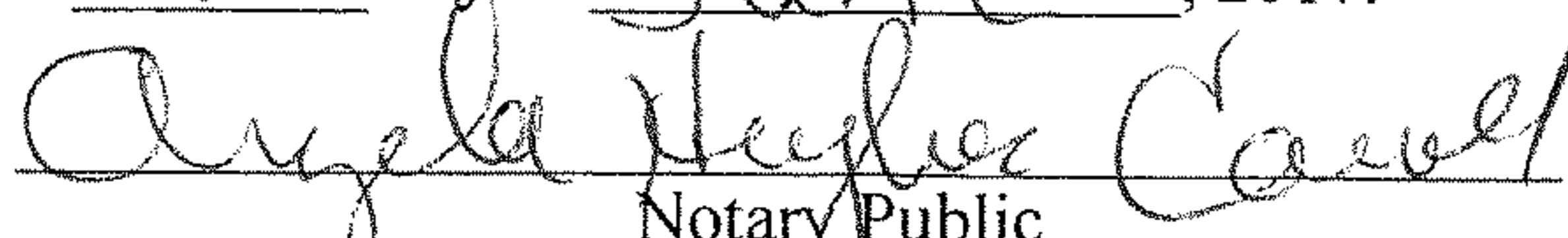
**My Commission Expires
August 14, 2019**

My commission expires: _____

STATE OF ALABAMA)
COUNTY OF St. Clair)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **CHERYL DIANE SMITH SIMS**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1 day of June, 2017.


Notary Public

AFFIX SEAL

**My Commission Expires
August 14, 2019**

My commission expires: _____

STATE OF ALABAMA)
COUNTY OF St. Clair)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **CAROLYN ANN SMITH WRIGHT**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26 day of May, 2017.

Angela Hughes Carroll
Notary Public

AFFIX SEAL

**My Commission Expires
August 14, 2019**

My commission expires: _____

STATE OF ALABAMA)
COUNTY OF St. Clair)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **PHILLIP KEITH SMITH**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1 day of June, 2017.

Angela Hughes Carroll
Notary Public

AFFIX SEAL

**My Commission Expires
August 14, 2019**

My commission expires: _____

Legal Description

Parcel A

A certain parcel of land lying in the SE ¼ of the SW ¼ of Section 11, Township 18 South, Range 1 East, said parcel being more particularly described as follows: Beginning at a ¾ inch pipe accepted as being the NW corner of said ¼ ¼; thence South 88°25'35" East along the accepted North line of said ¼ ¼ 214.91 feet to a 3/8 inch rebar; thence South 00°59'35" East 318.81 feet to a ½" rebar on the observed North right of way line of County Road 50; thence South 58°30'24" West along said ROW line 288.09 feet to a capped rebar at the point of intersection of said ROW line with the West line of said ¼ ¼; thence North 03°02'50" East along said West line and leaving said ROW line 475.83 feet to the point of beginning.

Parcel B

A certain parcel of land lying in the SE ¼ of the SW ¼ of Section 11, Township 18 South, Range 1 East; said parcel being more particularly described as follows: Beginning at a ¾" pipe accepted as being the NW corner of said ¼ ¼, thence South 88°25'35" East along the accepted North line of said ¼ ¼ 214.91 feet to a 3/8 inch rebar and the true point of beginning of the hereafter described parcel; thence South 00°59'35" East 318.81 feet to a ½" rebar on the observed North right of way line of County Road 50; thence North 38°13'54" East along said ROW line a chord length of 398.17 feet to a 3/8" rebar; thence North 88°38'17" West and leaving said ROW line 252.03 feet to the true point of beginning.

Being the same parcel as conveyed by that certain Deed from Jerry Wayne Partridge, as grantor, to Vera Lee Smith and Morris K. Smith, as grantees, recorded April 24, 2006 in the Probate Office of Shelby County, Alabama.

Exceptions

1. Any minerals or mineral rights not owned by Grantor.
2. Taxes and assessments for the year 2017, and subsequent years, not yet due and payable.
3. Title to that portion of the property within any road right-of-ways.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/02/2017 10:43:39 AM
\$60.00 CHARITY
20170602000194690

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed name of the County Clerk.