

This Instrument was Prepared by:
Joel C. Watson Attorney
1240 1st N. Suite 102
Alabaster, Alabama 35007
Title not Examined
Legal Description furnished by Grantor
Attorney did not close transaction


20190305000069530 1/4 \$29.00
Shelby Cnty Judge of Probate, AL
03/05/2019 11:24:19 AM FILED/CERT

EXECUTRIX'S DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FIVE THOUSAND DOLLARS and No/100s (\$5,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Karen S. Martin, Executrix of the Estate of CLIFTON L. SMITH, (herein referred to as Grantor), grant, bargain, sell and convey unto, Dorothy L. Smith (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

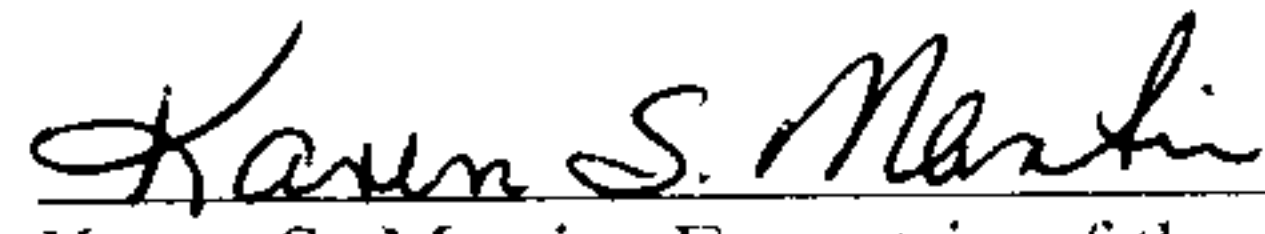
See Exhibit "A" for legal descriptions, (Total of **3**) attached hereto and incorporated herein by reference.

Subject to Easements, Restrictions and Rights of way of Record.

TO HAVE AND TO HOLD, To the said Grantee, in fee simple, and to the heirs and assigns of said grantee forever, together with every contingent remainder and right of reversion.

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

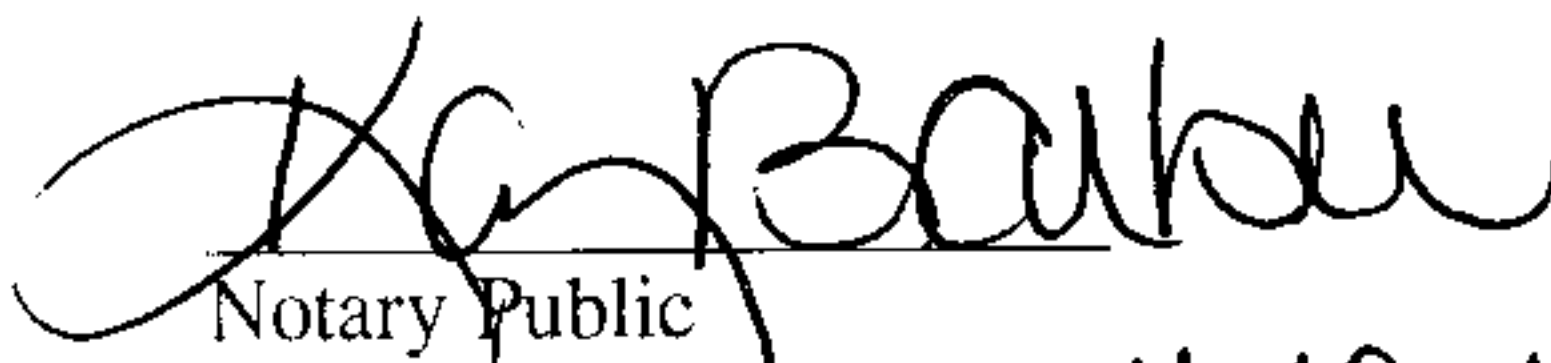
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 31st day of December, 2018.


Karen S. Martin, Executrix of the Will and
Estate of Clifton L. Smith, Deceased, Case
Number # PR-2013-000712, Probate Court
of Shelby County, Alabama

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Karen s. Martin, Executrix of the Will and Estate of Clifton I. Smith, Deceased, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, in her capacity as Executrix, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 31 day of December
2018.


Notary Public
My Commission Expires: 11-19-19


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EXHIBIT "A"

CLIFTON L. SMITH, SR. ESTATE
LEGAL DESCRIPTIONS

Parcel 1

Begin at the SW corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 16, Township 21 South, Range 3 West, and run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 316 feet; thence run East a distance of 315 feet to the NW corner of the property conveyed to Clifton L. Smith, Sr. and wife, Dorothy L. Smith by deed recorded as Instrument #1994-07978 in the Probate Office of Shelby County, Alabama; thence run South along the West line of said Smith property and parallel with the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 130 feet, more or less, to the North line of the property conveyed to Clifton L. Smith and Dorothy L. Smith by deed recorded in Real Book 180, Page 636, in the Probate Office of Shelby County, Alabama; thence run West along the North line of the Smith property and parallel with the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 30 feet, more or less, to a corner of the Smith property; thence run South along the Smith property a distance of 30 feet; thence run West along the North line of the Smith property and parallel with the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 180.0 feet; thence run South along the West line of the Smith property a distance of 210.0 feet to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 149.0 feet to the point of beginning.

Parcel 2

Commence at the SW corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 16, Township 21 South, Range 3 West, and run East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 359 feet to the SE corner of the property conveyed to Clifton L. Smith and Dorothy L. Smith by deed recorded in Real Book 180, Page 636, in the Probate Office of Shelby County, Alabama, and the point of beginning; thence continue East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 210 feet to the West line of the property conveyed to Patricia Ann Alexander and Stacy Alexander by deed recorded in Deed Book 320, Page 364, in the Probate Office of Shelby County, Alabama; thence run North along the West line of the Alexander property a distance of 176.55 feet, more or less, to the South line of the property conveyed to Clifton L. Smith, Sr. and wife, Dorothy L. Smith by deed recorded as Instrument #1994-07978 in the Probate Office of Shelby County, Alabama; thence run West along the South line of said Smith property and parallel with the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 210 feet to the SW corner of said Smith property and the East line of the property conveyed to Clifton L. Smith and Dorothy L. Smith by deed recorded in Real Book 180, Page 636, in the Probate Office of Shelby County, Alabama; thence run South along the East line of the Smith property to the point of beginning.

Parcel 3

The one-half interest of Clifton L. Smith, Sr. to the following described property: Begin at the Northwest corner of Lot 32 according to R.E. Whaley's Map of Maylene, Alabama, as recorded in Map Book 3, Page 75, in the Shelby County Probate Office; thence southerly along the west boundary of said Lot 32 and the west boundary of Lot 31 of said Map for 189.94 feet; thence



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westerly and parallel to the south boundary of Lot 33 of said Map for 113.00 feet; thence northerly and parallel to said west boundaries 189.94 feet to said south boundary of Lot 33; thence easterly along said south boundary 113.00 feet to the point of beginning.

