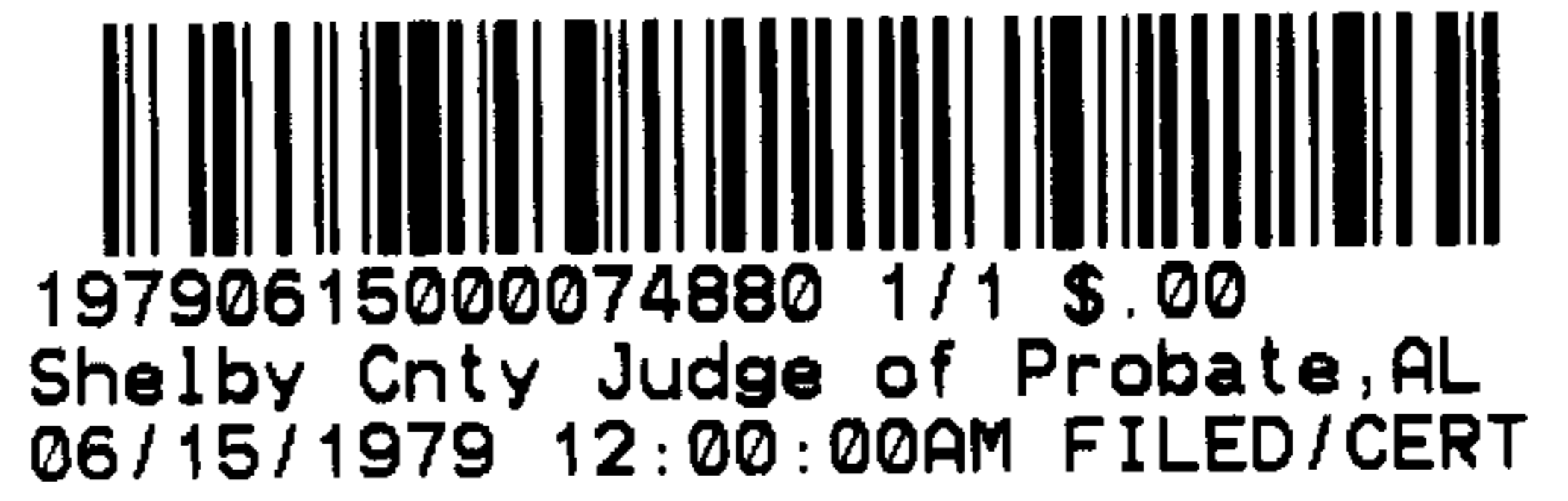


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THIS INSTRUMENT PREPARED

NAME Jack H. Harrison, Attorney at Law
ADDRESS 1734 Oxmoor Road, Birmingham, Alabama 35209



WARRANTY DEED (Without Survivorship) ALABAMA TITLE CO., INC.

State of Alabama }
JEFFERSON COUNTY } Know All Men By These Presents.

That in consideration Seventy-three thousand and No/100 (\$73,000.00)----- DOLLARS to the undersigned grantors Ron C. Smelley and wife, Susan N. Smelley in hand paid by A. B. Childress, III, an unmarried man the receipt whereof is acknowledged we the said Grantors do grant, bargain, sell and convey unto the said Grantee the following described real estate, situated in Shelby County, Alabama,

to-wit:
Lot 93, according to the survey of Chandalar South, Second Sector, as recorded in Map Book 6, page 12, in the Office of the Judge of Probate of Shelby County, Alabama.

- SUBJECT TO:
1. Current taxes.
 2. A 50 foot building set back line as shown by record plat.
 3. Easements over the westerly 5 feet of subject property for public utilities as shown by record plat.
 4. Restrictions, conditions and limitations in Miscellaneous Book 7, page 260, which contain no reversionary clause.
 5. Easement to Alabama Power Company in Deed Book 278, page 477, and Deed Book 285, page 489.
 6. Restrictions and covenants as to underground cables in Miscellaneous Book 7 page 392, which contain no reversionary clause.
 7. Agreements and easements to Alabama Power Company in Miscellaneous Book 7, page 591.

\$65,700.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEE(S) his, her or their assigns forever.

And ~~X~~ (we) do, for ~~xxxx~~ (ourselves) and for ~~xx~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~xxxx~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances: except as stated above;

that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (we) will and ~~xxx~~ (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 17th day of April 1978.

WITNESS: _____
Ron C. Smelley
Susan M. Smelley
JUDGE OF PROBATE
General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ron C. Smelley and wife, Susan M. Smelley whose names are 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 they executed the same voluntarily on the day the same bears date.

NO TAX COLLECTED

Given under my hand and official seal this 17th day of April A. D., 1978.

BOOK 311 PAGE 822
BOOK 320 PAGE 117

Corrected Michael T. Bayliff Notary Public
Rec. 1.50 Ind. 1.00