

This Instrument Was Prepared By:
DANIEL M. SPITLER
Attorney at Law
108 Chandalar Drive
Pelham, Alabama 35124

MAIL TAX NOTICE TO:
Mr. David W. Smith
3616 Cumberland Trace
Birmingham, Alabama 35243

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$19,500.00) to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I or we,

MARIA DEL CARMEN SERRANO, an unmarried woman

(herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto

DAVID W. SMITH, a married man

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

BOOK 103 PAGE 68

A parcel of land situated in the SE 1/4 of the NW 1/4 of Section 16, Township 21 South, Range 3 West, described as follows: Commence at the NE corner of the SE 1/4 of the NW 1/4 of Section 16 and go South 89 deg. 34 min. 18 sec. West along the North boundary of said 1/4 1/4 Section 424.50 feet to the point of beginning; thence continue South 89 deg. 34 min. 18 sec. West for 210.00 feet; thence South 3 deg. 55 min. 20 sec. East for 627.75 feet to a point on a curve on the North boundary of Big Oak Drive; thence two (2) courses along said boundary as follows: (Go South 89 deg. 48 min. 00 sec. East for 28.00 feet; thence South 89 deg. 18 min. 10 sec. East for 180.00 feet); thence North 3 deg. 43 min. 22 sec. West for 631.48 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

- Building setback and side and rear setback as set out in the restrictions recorded in Real Volume 46 page 169.
- Restrictions, covenants and conditions as set out in instrument recorded in Real Volume 46 Page 169 in Probate Office of Shelby County, Alabama.
- Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 142 Page 45; Deed Book 119 Page 456; Deed Book 105 Page 252 and Deed Book 102 Page 256 in Probate Office of Shelby County, Alabama.
- Right-of-Way granted to City of Alabaster by instrument recorded in Deed Book 46 Page 167 in Probate Office of Shelby County, Alabama.
- Right-of-Way granted to Cahaba Coal Mining Company by instrument recorded in Deed Book 12 Page 50 in Probate Office of Shelby County, Alabama.
- Subject to restrictions and conditions as to right of way and timber as shown by instrument recorded in Real 21 Page 302 in Probate Office of Shelby County, Alabama.
- Easement to South Central Bell as shown by instrument recorded in Real 52 page 994 in Probate Office of Shelby County, Alabama.

(This legal description was taken from that Deed recorded in Book 058 page 147 in the Probate Office of Shelby County, Alabama.)

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEE, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said

GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 3rd day of December, 1986.

Maria Del Carmen Serrano (SEAL)
Maria Del Carmen Serrano

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Maria Del Carmen Serrano 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of December, 1986.

(NOTARIAL SEAL)

David W. Smith
Notary Public
DAVID W. SMITH
State at Large
My Commission expires 2-17-87

BOOK 103 PAGE 69

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1986 DEC -3 PM 1:44

Thomas G. Inoué, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 19.50
2. Mtg. Tax _____
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 25.50