

This instrument prepared by: David F. Byers, Jr.  
Wallace, Brooke & Byers  
2000 SouthBridge Parkway  
Birmingham, Alabama 35209

STATE OF ALABAMA )  
~~JEFFERSON~~ COUNTY )  
SHELBY

480

#5625

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred and no/100 Dollars and other good and valuable consideration to the undersigned grantor in hand paid by the Grantee herein, the receipt where is acknowledged, I, S. W. Smyer, Jr., a married man (herein referred to as Grantor) do hereby grant, bargain, sell and convey unto Ann Pippen (herein referred to as Grantee), together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 10-A, of the Weed-Pippen Resurvey of Lots 9 and 10 of Mountain View Lake Company, First Sector, as recorded in Map Book 13, Page 13 of the Office of the Probate Judge of Shelby County, Alabama.

This conveyance is expressly subject to:

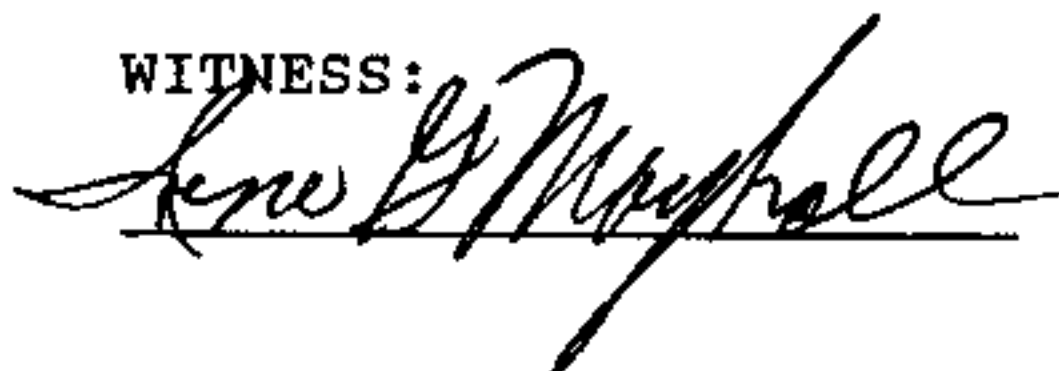
1. 1989 ad valorem taxes which may be accrued, but are not yet due and payable.
2. Right of Way to Alabama Power Company as recorded in Volume 231, Page 269, and Volume 740, Page 444 in the Probate Office of Shelby County, Alabama.
3. Mineral and mining rights and easements as recorded in Volume 285, Page 722 and Volume 176, Page 446 in the Probate Office of Shelby County, Alabama.
4. Right of Way to Water Works Board of the City of Birmingham as recorded in Real Volume 67, Page 423 in the Probate Office of Shelby County, Alabama.
5. Restrictions recorded in Volume 172, Page 236 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee, and her heirs and assigns forever, together with every contingent remainder and right of reversion.

As I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons, and that said premises are not the homestead of the Grantor.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 30 day of December, 1988.

WITNESS:



 (SEAL)  
S. W. Smyer, Jr.

BOOK 221 PAGE 201

STATE OF ALABAMA )  
COUNTY OF )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that S. W. Smyer, Jr., 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, he executed the same voluntarily on the day the same bears date.

Given under my hand this 30<sup>th</sup> day of December, 1988.

  
NOTARY PUBLIC

[SEAL]

My Commission Expires: 9-1-88

STATE OF ALA. SEAL  
I CERTIFY THIS  
INSTRUMENT WAS FILED

89 JAN -6 AM 9:50

  
JUDGE OF PROBATE

BOOK 221 PAGE 202

1. Doc. Tax	\$ 6.00
2. Mtg. Tax	—
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	12.00