

This form furnished by:

Cahaba Title, Inc.

Riverchase Office
(205) 988-5600

Eastern Office
(205) 833-1571

This instrument was prepared by:

4633

Send Tax Notice to:

(Name) Courtney H. Mason, Jr.
(Address) PO BOX 360187
Birmingham, AL 35236-0187

(Name) Vista Properties, Inc.
(Address) PO BOX 19008
Birmingham, Alabama 35219

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventeen Thousand and no/100ths (\$17,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

David Smelcer, a single man

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

Vista Properties, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

A parcel of land in the NW 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the SE corner of said 1/4 1/4 section; thence West along the South line thereof, a distance of 494.10 feet to the point of beginning; thence continue West along the South line a distance of 139.72 feet; thence 93 deg. 48 min. 9 sec. right in a northerly direction a distance of 216.42 feet; thence 76 deg. 20 min. 44 sec. right in a northeasterly direction a distance of 15.75 feet; thence 54 deg. 33 min. 52 sec. right in a southeasterly direction 12.20 feet; thence 19 deg. 34 min. 7 sec. right in a southeasterly direction a distance of 233.16 feet to the point of beginning.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

This property is not homestead property as defined by the Code of Alabama.

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

89 OCT 30 PM 2:35

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1700
250
300
100

23,500

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 20th day of October, 19 89

David Smelcer (Seal)

____ (Seal)

____ (Seal)

____ (Seal)

____ (Seal)

____ (Seal)

STATE OF ALABAMA

Shelby

County }

General Acknowledgment

I, the undersigned
in said State, hereby certify that David Smelcer, a single man

a Notary Public in and for said County,

whose name(s) 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 and official seal, this 20th day of October, 19 89

2-25-91
My Commission Expires:

Judy A. Knight
Notary Public