

This Instrument Prepared By:  
James F. Burford, III  
Attorney at Law  
1318 Alford Avenue Suite 101  
Birmingham, Alabama 35226

Send Tax Notice To:  
C A SMERAGLIA  
2041 CANTABA CREST DR.  
BIRMINGHAM, AL.  
35242

WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED FORTY SEVEN THOUSAND FIVE HUNDRED AND NO/100 Dollars (\$147,500.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, MICHAEL H. STRONG (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto CLAUDE A. and TRACI A. SMERAGLIA (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A Attached hereto and incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 1998 and thereafter; (2) All roads, rights of ways and easement now located on said property; (3) Existing road rights of ways, power lines, utility lines and other easements across portions of the land; (4) Non-Exclusive Private Road easement by and between K.C. Corp. and William P. Buck, Sr., dated June 24, 1994, as in Inst. No. 1996-24898 in the Probate Office; (5) Less and except a prescriptive use right of way belonging to Retreat Lane as shown on the survey by R.C. Farmer & Associates, dated December 20, 1996; (6) Non-Exclusive Private Road Easement between Harlan J. Browning and Kimberly-Clark Corporation, dated March 29, 1993; (7) Rights of others to use of lake as set out in Map Book 23, page 65 A & B; (8) Easement(s) as set out in Map Book 23, page 65 A & D; (9) Restriction, limitations and conditions as set out in Map Book 23, page 65 A & B; (10) Rights of others to use access easements from U.S. Alliance Coosa Pines and /or J.M. McMillan, Jr. and Lucille M. Flanagan as set out in Exhibit A, herein; (11) Declaration of Restrictive Covenants for High Ridge Lake as recorded in Inst. No. 1997-39702; (12) Articles of Incorporation of High Ridge Lake Home Owners Association, Inc. as recorded in Inst. No. 1997-39698 together with the By-Laws of such corporation; (13) Mineral and mining rights not owned by the Grantor.

THE GRANTOR IS A MARRIED MAN, HOWEVER, THE PROPERTY CONVEYED HEREIN IS NOT THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, MICHAEL H. STRONG, here  
hereunto set his hand and seal, this the 8 day of December,  
1997.

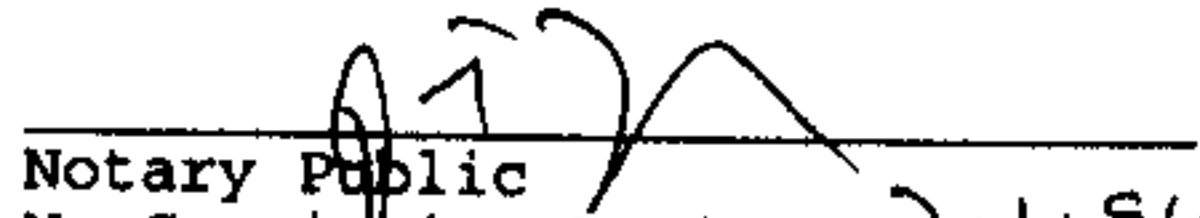
  
MICHAEL H. STRONG

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County  
in said State, hereby certify that MICHAEL H. STRONG, whose name  
is signed to the foregoing instrument, and who is known to me,  
acknowledged before me on this day, that being informed of the  
contents of the foregoing instrument he executed the same  
voluntarily on the day the same bears date.

Given under my hand and seal this 8 day of December,  
1997.

  
Notary Public  
My Commission Expires: 3-1-98

## LEGAL DESCRIPTION

### EXHIBIT A STRONG TO SMERAGLIA

The land referred to in this Commitment is described as follows:

#### Parcel I

Tract 7, according to the survey of High Ridge Lake, as recorded by Map Book 23, page 65 A & B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

#### Parcel II

A 30 foot non-exclusive, Ingress, Egress, Utility, and Drainage easement situated in South ½ of the SE 1/4 of Section 26, Township 20 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SE corner of Section 26, Township 20 South, Range 2 West; thence South 88 deg. 26 min. 21 sec. West along the South line of said section for a distance of 476.00 feet; thence North 01 deg. 33 min. 30 sec. West of 804.93 feet to the Point of Beginning of the centerline of a 30 foot Ingress, Egress, Utility, and Drainage easement lying to either side and parallel to described centerline; thence South 77 deg. 14 min. 18 sec. West along said centerline for a distance of 313.01 feet to a point on a curve to the left having a central angle of 2 deg. 59 min. 09 sec. And a radius of 100.00 feet, said curve subtended by a chord bearing South 75 deg. 44 min. 43 sec. West and a chord distance of 5.21 feet; thence along the arc of said curve and along said centerline for a distance of 5.21; thence South 74 deg. 15 min. 08 sec. West along said centerline for a distance of 111.97 feet to a point on a curve to the right having a central angle of 23 deg. 24 min. 17 sec. And a radius of 100.00 feet, said curve subtended by a chord bearing South 85 deg. 57 min. 17 sec. West and a chord distance of 40.57 feet; thence along the arc of said curve and along said centerline a distance of 40.85 feet; thence North 82 deg. 20 min. 35 sec. West along said centerline a distance of 23.81 feet to the end of said easement. The provisions relating to the foregoing Parcel II as set forth in Declaration of Restrictive Covenants for High Ridge Lake as recorded in Inst. No. 1997-39702 are hereby incorporated by reference herein and shall act as a limitation and specification of the foregoing Parcel II easement.

Inst # 1997-41707

12/23/1997-41707  
01:01 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 161.00

Inst # 1997-41707