

This instrument was prepared by:
(Name) Joseph E. Walden
(Address) P.O. Box 1610
Alabaster, AL 35007

Send Tax Notice to:
(Name) Leslie Smith
(Address) 208 Newgate Circle
Alabaster, AL 35007

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That for the consideration of One Dollar (\$1.00) and other good and valuable consideration DOLLARS
in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the

undersigned Leonard A. Smith, Jr., an unmarried man

hereby remises, releases, quit claims, grants, sells, and conveys to

Leslie Smith, an unmarried woman

(hereinafter called GRANTEES), all their right, title, interest and claim in or to

the following described real estate, situated in Shelby County,

Alabama to-wit:

Lot 14, Block 2, according to Willow Glen, Second Section, as recorded in Map Book 8 page 102 in the Probate Office of Shelby County, Alabama.

Subject to covenants and restrictions, building lines, easements and rights of way of record.

Subject to applicable zoning and subdivision ordinances.

Subject to mineral and mining rights of record and all rights and privileges incident thereto.

Subject to that certain Mortgage from Leonard A. Smith, Jr. and Leslie Smith, husband and wife to MortgageAmerica, Inc., recorded in the Shelby County Probate Judge's Office in Instrument Number 1993-41517 and assigned to Standard Mortgage, recorded in the Shelby County Probate Judge's Office in Instrument Number 1996-00288.

Subject to that certain Mortgage from Leonard A. Smith, Jr. and Leslie Smith to American Standard Company, recorded in the Shelby County Probate Judge's Office in Instrument Number 1996-27502.

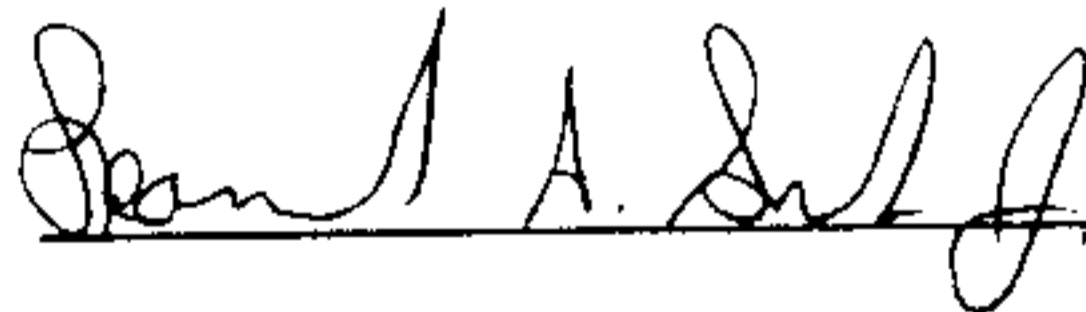
This deed has been prepared without benefit of title examination at the request of the Grantee and Grantor.

TO HAVE AND TO HOLD, to the said GRANTEES forever.

Given under my hand(s) and seal(s), this 19th day of February, 1999

WITNESS

(Seal)



(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

I, Cindy Rayfield, a Notary Public in and for said County, in said State, hereby certify that Leonard A. Smith, 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 and official seal this 19th day of February, 1999

May 11, 1999

My Commission Expires:



Notary Public

02/19/1999-07135

12:55 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

001 NIS

9.08

Inst # 1999-07135