This instrument was prepared by

(Name) Danny C. Lockhart, Attorney

(Address) 115 Crabapple Lane, Birmingham

403

Jefferson Land Title Services Co., Inc.
316 21ST NORTH • P. O. BOX 10481 • PHONE (205) - 328 - 8020
BIRMINGHAM ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighteen thousand and no/100----------DOLLARS

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

William M. Smith and wife, Sonja Smith

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

Leo James Builders, Inc.

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

Lot 77, according to Survey of Meadow Brook, Second Sector, First Phase, as recorded in Map Book 7, Page 65, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to:
1. Advalorem taxes due and payable October 1, 1979.
2. Easements, exceptions, reservations and restrictions of record, if any.

BOOK 319 PAGE 405

19790510000056980 1/1 $.00
Shelby Cnty Judge of Probate,AL
05/10/1979 12:00:00AM FILED/CERT

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 27th day of December, 19 78.

deed 12.00
rec. 1.50
mtg. 1.00
20.50

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS
MAY 10 PM 2:15
STATE OF ALABAMA
PROBATE OFFICE

William M. Smith (SEAL)
William M. Smith

Sonja Smith (SEAL)
Sonja Smith

(SEAL) (SEAL)

STATE OF Alabama
Jefferson COUNTY } General Acknowledgment

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that William M. Smith and wife, Sonja Smith

whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of December A.D. 19 78

Leo James Builders, Inc.
2529 Elizabeth Dr.
[redacted]na, Al 35080

Deborah Dover
Notary Public

Form Ala. 30

[redacted]