

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

That in consideration of SEVENTEEN THOUSAND FIVE HUNDRED DOLLARS (\$17,500.00)

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

Rodger E. Smith and wife, Jacqueline R. 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 30 according to the survey of Meadow Brook 4th Sector as recorded in Map Book 7, Page 67, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easement and restrictions of record.

1. Taxes due in the year 1983 which are a lien but not due and payable until October 1, 1983.
2. Building line and easement as shown by recorded map.
3. Restrictions contained in Misc. Vol. 25, page 299 and Misc. Vol. 27, page 890, in the Probate Office of Shelby County, Alabama.
4. Right of way to Birmingham Water Works Board recorded in Vol. 39, Page 543, in said Probate Office.
5. Mineral and mining rights and rights incident thereto recorded in Vol. 275, page 762, in said Probate Office.
6. Right of way for Alabama Power Company recorded in Misc. vol. 27, page 891, Vol. 316, page 369 and Vol. 316, page 394, in said Probate Office.
7. Assessments, if any, due North Shelby County Fire District.

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 ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~I~~ (we) have a good right to sell and convey the same as aforesaid; that ~~I~~ (we) will and ~~our~~ (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, ~~we~~ have hereunto set ~~our~~ hands(s) and seal(s), this 12<sup>th</sup> day of August, 1983.

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

1983 AUG 22 AM 11:05 (Seal)

Thomas A. Shaw (Seal)  
JUDGE OF PROBATE

Rodger E. Smith (Seal)  
Rodger E. Smith

Jacqueline R. Smith (Seal)  
Jacqueline R. Smith

(Seal)

STATE OF ALABAMA }  
JEFFERSON COUNTY }

Dead Tax 17.50  
Rec 1.50  
Ind 1.90  
20.00 General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rodger E. Smith and wife, Jacqueline R. 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of August, A. D., 1983

Neil C. Clay  
Notary Public.