

SEND TAX NOTICE TO:

(Name) Corene C. Rogers
 400 West College Street
 (Address) Columbiana, Alabama 35051

698

This instrument was prepared by
 (Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS
 (Address) COLUMBIANA, ALABAMA 35051

Form 1-1-27 Rev. 1-56

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

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

That in consideration of TWENTY-SIX THOUSAND NINE HUNDRED AND NO/100 (\$26,900.00) DOLLARS

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

Franklin E. Smith and wife, Brenda Smith

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

Corene C. Rogers

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

Lot 8 in Block 2, of Columbiana Homes, Inc. Subdivision, as recorded in Map Book 3, on page 82, in the Probate Office of Shelby County, Alabama. Situated in the Town of Columbiana, Shelby County, Alabama.

SUBJECT TO: Restrictive Covenants and conditions filed for record on September 15, 1950 in Deed Book 143, page 258.

SUBJECT TO: Utility easements and road rights of way of record.

SUBJECT TO: Utility easement as shown on recorded map of said subdivision.

SUBJECT TO: Transmission line permits in favor of Alabama Power Company recorded in Deed Book 119, page 109 and in Deed Book 152, page 212 in said Probate Office.

BOOK 354 PAGE 717

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 the said GRANTEES, 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 noted 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 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 12th day of April, 1984.

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

1984 APR 12 PM 3:42

Deed tax 27.00
 Rec 1.50
 Ind 1.00
 29.50

Franklin E. Smith (Seal)
 Franklin E. Smith
 Brenda Smith (Seal)
 Brenda Smith (Seal)

JUDGE OF PROBATE (Seal)

STATE OF ALABAMA }
 SHELBY COUNTY } General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Franklin E. Smith and wife, Brenda Smith whose names 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 12th day of April, A. D., 1984.



Barth J. Jackson
 Notary Public.