

This instrument was prepared by
(Name) David Smelcer
(Address) Pelham, Al. 35124



This Form furnished by:
Cahaba Title, Inc.
1970 Chandalar South Office Park
Pelham, Alabama 35124
Representing St. Paul Title Insurance Corporation

WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twelve 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,
David Smelcer and wife, Susan B. Smelcer

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Denman Construction Co., Inc.

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

Lot 18, in Block 4, according to Indian Wood Forest, Third Sector, as recorded in Map Book 7 Page 104 in the Probate Office of Shelby County, Alabama.

BOOK 058 PAGE 354

SUBJECT TO:
Building setback line of 50 feet reserved from Lecroy Lane and Copena Drive.
Public utility easements as shown by recorded plat, including a 20 foot easement thru center and a 10 foot easement on North and West sides.
Right-of-way granted to Alabama Power Company by instrument recorded in Deed Book 101 Page 536 and Deed Book 175 Page 274 in Probate Office.
Easement to Alabama Power Company and South Central Bell Company as recorded in Deed Book 319 Page 43 in Probate Office.

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 17 day of January, 19 86

Keep TAX 12.00 STATE OF ALA. SHELBY CO. (SEAL)
Dee 2.50 I CERTIFY THIS
Fund 1.00 INSTRUMENT WAS FILED
15.50 1986 JAN 23 AM 10:00 (SEAL)

David Smelcer (SEAL)
David Smelcer

Susan B. Smelcer (SEAL)
Susan B. Smelcer

Thomas P. Schumaker, Jr.
JUDGE (ALABAMA) (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 David Smelcer and wife, Susan B. Smelcer

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 17 day of January, A.D. 1986

Marjorie D. Gill
Notary Public