

This instrument was prepared by

COURTNEY H. MASON, JR.  
100 Concourse Pkwy., Suite 350  
Birmingham, Alabama 35244

# WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED EIGHTY SIX THOUSAND EIGHT HUNDRED & NO/100— (\$186,800.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we James A. Smith, Jr. and wife, Lisa F. Smith (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Mary Lesta Cosby, a single individual (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot B, according to a Resurvey, as recorded in Map Book 9, Page 9, of Lots 77 Through 80 and Lots 83 Through 85, Meadow Brook, 5th Sector, First Phase, in the Probate of Shelby County, Alabama. Mineral and Mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

GRANTEES' ADDRESS: 3508 Cheshire Drive, Birmingham, Alabama 35242

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, we have hereunto set our hands and seals, this 23rd day of February, 1990.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
90 FEB 27 AM 11:48

James A. Smith, Jr. (SEAL)  
Lisa F. Smith (SEAL)

STATE OF ALABAMA  
SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James A. Smith, Jr. and wife, Lisa F. 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 23rd day of February A.D., 1990

My Commission Expires October 23, 1993

Richard D. [Signature]  
Notary Public

1. Deed Tax	187.00
2. Mtg. Tax	0.00
3. Recording Fee	2.50
4. Indexing Fee	2.00
5. No Tax Fee	0.00
6. Certified Fee	1.00
Total	192.50