

This instrument was prepared by

(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Homewood, Alabama 35209

Send Tax Notice To:
David L. Smith
3520 Wildewood Drive
Pelham, Alabama 35124

Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred one thousand five hundred & No/100 (101,500.00) DOLLARS,
to the undersigned grantor, Crestwood Realty, Inc. a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged,
the said GRANTOR does by these presents, grant, bargain, sell and convey unto
David L. Smith, Carolle A. Smith & Louis H. Smith

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

Lot 1, Chanda Terrace Fourth Sector, as recorded in Map Book 12 page 99, in the Judge
of Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1991.

Subject to public utility easements as shown by recorded plat, including a 10 foot easement
on the Northerly side and a 5 foot on the Northeasterly side of lot.

Subject to restrictions, covenants and conditions as set out in instrument recorded
in Real 209 page 261 in Probate Office.

Subject to easement to Alabama Power Company as shown by instrument recorded in Real
230 page 783 in Probate Office.

Subject to agreement with Alabama Power Company as to underground cables recorded in
Real 215 page 524 and covenants pertaining thereto recorded in Real 215 page 501 in
Probate Office.

Subject to rights of owners of property adjoining property in and to the joint or common
rights in building situated on said lots, such rights include but are not limited to
roof, foundation, party walls, walkway and entrance.

\$89,787.00 of the purchase price was paid from the proceeds of a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or
their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and
assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its
authorized to execute this conveyance, hereto set its signature and seal.

this the 28th day of December 19 90

ATTEST:

Crestwood Realty, Inc.

President, who is

Deed TAX 12.00
Rec 2.50
Jud 3.00
Est 1.00
18.50

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Larry L. Halcomb

hereby certify that

B. J. Jackson

JUDGE OF PROBATE

a Notary Public in and for said County, in said State,

whose name as President of Crestwood Realty, Inc.

to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed
of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for
and as the act of said corporation.

Given under my hand and official seal, this the 28th day of December 19 90

Notary Public