

This instrument prepared by:
John N. Randolph, Attorney
Sirote & Pernutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

343

Send Tax Notice to:
Wayne H. Gillis
Karen L. Gillis
Rt. 1 Box 832-D (Smyer Lake)
Leeds, Alabama 35094

WARRANTY DEED

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of Two Hundred Ten Thousand Two Hundred and 00/100'S *** (\$210,200.00) Dollars to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, Dewey A. White, III and wife, Nannette Wakefield White (herein referred to as grantors) do grant, bargain, sell and convey unto Wayne H. Gillis (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of Mountain View Lake Company, First Sector, as recorded in Map Book 3, page 135, in the Probate Office of Shelby County, Alabama.

ALSO:

Part of Section 24, Township 18 South, Range 1 West, Shelby County, Alabama, which is more particularly described as follows:

Beginning at the most Northerly corner of Lot 1, according to the Survey of Mountain View Lake Company, First Sector, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 3, page 135, run in a Southwesterly direction along the Northwest line of said Lot 1 for a measured distance of 159.62 feet to the most Westerly corner of said Lot 1; thence turn an angle to the right of 109 degrees 17 minutes and run Northwesterly for a distance of 229.32 feet; thence turn an angle to the right of 76 degrees 50 minutes and run Northeasterly for a distance of 105.51 feet; thence turn an angle to the right of 89 degrees 44 minutes and run Southeasterly for a distance of 206.29 feet to the point of beginning.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Easement for Private Road, recorded in Real 298, page 839, in the Probate Office of Shelby County, Alabama.
3. Easement for Water Works Board, recorded in Real 69, page 423, in the Probate Office of Shelby County, Alabama.
4. Restrictions appearing of record in Volume 172, page 236, in the Probate Office of Shelby County, Alabama.
5. The rights of upstream and downstream riparian owners with respect to that certain lake, bordering subject property.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 26th day of February, 1992.

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

92 MAR -4 AM 9:21

JUDGE OF PROBATE

X Dewey A. White, III (Seal)
Dewey A. White, III

Nannette Wakefield White (Seal)
Nannette Wakefield White

STATE OF ALABAMA
JEFFERSON COUNTY

1. Deed Tax	\$ 210.50
2. Mtg. Tax	\$
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 217.50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dewey A. White, III and wife, Nannette Wakefield White 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 26th day of February, 1992.

[Signature]
Notary Public
Affix Seal