

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

Send Tax Notice to:
Sidney W. Smyer, III

344 Smyer Lake Road
Leeds, Al. 35094

WARRANTY DEED

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of Ten Thousand and 00/100 (\$10,000.00) Dollars to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, Charles E. Spraberry and wife, Mary Spraberry, (herein referred to as grantors) do grant, bargain, sell and convey unto Sidney W. Smyer, III (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Ingress and Egress to and from caption lands.

TO HAVE AND TO HOLD Unto the said Grantee, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his 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 heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 14th day of March, 1996.

Charles E. Spraberry is one
and the same person as Charles
E. Sprayberry.
Mary spraberry is one and the
same person as Mary Sprayberry.

X Charles E. Spraberry (Seal)
Charles E. Spraberry

X Mary Spraberry (Seal)
Mary Spraberry

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles E. Spraberry and wife, Mary Spraberry, 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 14th day of March, 1996.

[Signature]
Notary Public
Affix Seal

Inst # 1996-08998

03/20/1996-08998
11:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SMA 21.00

EXHIBIT A

LEGAL DESCRIPTION

(SMYER PROPERTY)

Commence at the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 18, Township 18 South, Range 1 East; thence run South along the west line of said 1/4-1/4 section for a distance of 826.28 feet to the point of beginning; thence continue along the last described course for 493.65 feet to the southwest corner of said 1/4-1/4 section; thence turn 127 degrees 25 minutes 00 seconds left and run northeasterly for 300.00 feet; thence turn 92 degrees 50 minutes 21 seconds left and run northwesterly for 196.30 feet; thence turn 5 degrees 39 minutes 55 seconds right and run northwesterly for 196.28 feet to the point of beginning.

Inst # 1996-08998

03/20/1996-08998
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SHELBY COUNTY JUDGE OF PROBATE
002 SNA 21.00