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This instrument was prepared by:

(Name) Stella K. Tipton
(Address) 2363 Lakeside Dr.
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) David Smelcer & Robin Smelcer
(Address) 2363 Lakeside Dr.
Birmingham, AL 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Five Thousand and No/100 (\$35,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we,
Anne S. Logan a/k/a Anne S. Logan Mitchell a/k/a Anne S. Mitchell

(herein referred to as grantors), do grant, bargain, sell and convey unto David J. Smelcer and wife, Robin P. Smelcer

(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 7, Sector B, according to the Map of "The Homestead",
as recorded in Map Book 8 Page 167 in the Probate Office
of Shelby County, Alabama; being situated in Shelby County,
Alabama.

Mineral & Mining rights excepted.

Subject to: Restrictions, covenants and conditions of
record & Easements of record. (See attached Exhibit "A"
attached hereto to become
part hereof)

Property is not Homestead of Grantor.

Inst # 1996-21459

07/03/1996-21459
12:14 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE MCD 46.00

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever;
it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint
lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee,
and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, 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 noted
above; that I (we) have 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set my hand(s) and seal(s) this 3RD
day of July, 1996.

WITNESS

(Seal)

(Seal)

(Seal)

Anne S. Mitchell (Seal)
Anne S. Mitchell (Seal)

(Seal)

STATE OF ALABAMA

Shelby County } General Acknowledgment

I, Stella Tipton, a Notary Public in and for said County, in said State, hereby
certify that Anne S. Mitchell, whose name is signed 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,
has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 3RD day of July, A.D., 1996.

12/9/99

My Commission Expires:

Stella Tipton
Notary Public

EXHIBIT "A"
MITCHELL TO SMELCER

1. Restrictions, covenants and conditions as set out in instruments recorded in Real 3 page 840 and amended as Inst. No. 1994-29117 and Real 30 page 510 in Probate Office.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 101 page 531; Deed Book 142 page 481; Deed Book 165 page 116 and Deed Book 175 page 284 in Probate Office.
3. Easement(s) to Alabama Power Company as shown by instrument recorded in Misc. Book 57 page 129 and Real 105 page 347 in Probate Office.
4. Easement(s) to South Central Bell and Alabama Power Company as shown by instrument recorded in Real 15 page 897 in Probate Office,
5. Agreement with Alabama Power Company as to underground cables recorded in Real 1 page 359 in Probate Office.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 18 page 637 in Probate Office.
7. Rights of riparian owners in and to the use of Lay Lake.
8. Alabama Power Company flood rights as set out in Case No. CA 66-796 in the U.S. District Court, Southern Division.

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