

THIS INSTRUMENT PREPARED BY:

Douglas Rogers, Attorney at Law
1920 Mayfair Drive, Birmingham, AL 35209

SEND TAX NOTICE TO:

Grantee

10 Sweetgum Lane

Chelsea, AL 35243

WARRANTY DEED
(Without Survivorship)

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS: That in consideration of: Sixteen Thousand Five Hundred and no/100----- Dollars(\$16,500.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Scott P. Smith, a single person and Deanna Smith Timmons, a married person (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Spratlin Construction Co., Inc., (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Part of the survey of the NW 1/4 of Section 23, Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of Parcel #5, according to the Map of Hartsfield Estates as recorded in Map Book 14, Page 50-B, in the Office of the Judge of Probate of Shelby County, Alabama; thence run North 01 degree 59 minutes 03 seconds West for 17.68 feet to the Point of Beginning; thence continue along last described course for a distance of 254.17 feet; thence South 83 degrees 32 minutes 55 seconds East for a distance of 195.07 feet to the westerly right of way of Shelby County Highway #47; thence South 06 degrees 27 minutes 05 seconds West along said right of way for a distance of 212.01 feet; thence leaving said right of way South 83 degrees 14 minutes 18 seconds West for a distance of 181.07 feet to the point of beginning.

Subject to easements, restrictions, rights of way and building lines of record.

Subject to taxes for 1996.

Deanna Smith Timmons and Deanna D. Smith are one and the same person.

The property conveyed does not constitute the homestead of either Grantor or their spouses.

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 the 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 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 17th day of September, 1996.

_____(Seal) Scott P. Smith (Seal)
SCOTT P. SMITH

\$16,500.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Deanna Smith Timmons (Seal)
DEANNA SMITH TIMMONS

STATE OF ALABAMA
COUNTY OF JEFFERSON

10/02/1996-32566
10:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Scott P. Smith and Deanna Smith Timmons, 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 17th day of September, 1996.

Douglas Rogers
NOTARY PUBLIC
My Commission Expires 9/9/99

Inst # 1996-32566

Chelsea Title