

This instrument was prepared by:
Leonard Wertheimer, III
Feld, Hyde, Lyle & Wertheimer, P. C.
2100 SouthBridge Parkway - Suite 590
Birmingham, Alabama 35209

Send Tax Notice To:
C. Ralph Bodie, Trustee
341 Wildwood Lane
Indian Springs, Alabama 35124

GENERAL WARRANTY DEED

STATE OF ALABAMA)
: 1996-37970
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

1996-37970
09:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
RECEIVED
09:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

That in consideration of One Dollar and other good and valuable considerations, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, we, C. R. BODIE and wife, CAROLYN BODIE (herein referred to as "Grantor") do grant, bargain, sell and convey unto Claudous Ralph Bodie, and any successors, as Trustee under the Claudous Ralph Bodie Inter Vivos Marital Trust dated 7/16/96, (herein referred to as "Grantee") the following described real estate situated in Shelby County, Alabama, to wit:

Estate 26, according to the Map and Survey of Wildwood Park, Residential Estates, as recorded in Map Book 5, Page 78, in the Probate Office of Shelby County, Alabama.

Excepted from the warranties expressed herein are the following:

1. 1996 taxes which are a lien, but not due and payable until October 1, 1996.
2. 40-foot building set back line from Wildwood Lane as shown on recorded map.
3. 10-foot utility easements over the West, South and East sides of said lot and a 15-foot utility easement across the Southwesterly corner of said lot as shown on the recorded map.
4. Restrictive covenants and conditions as recorded in Deed Book 269, Page 534 in the Probate Office of Shelby County, Alabama.
5. Transmission line permit to Alabama Power Company as recorded in Deed Book 124, Page 493 in the Probate Office of Shelby County, Alabama.
6. Permit to Alabama Power Company and Southern Bell Telephone & Telegraph Company as recorded in Deed Book 271, Page 557 and in Deed Book 214, Page 631 in the Probate Office of Shelby County, Alabama.
7. Title to minerals underlying the real estate with mining rights and privileges belonging thereto, as reserved in Deed Book 42, Page 246 in the Probate Office of Shelby County, Alabama.
8. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

Subject to current taxes, easements and restrictions of record.

TO HAVE AND TO HOLD to the said Grantee, its heirs and assigns, forever.

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

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 6th day of November, 1996.

C. R. Bodie
C. R. BODIE

Carolyn Bodie
CAROLYN BODIE

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that C. R. Bodie and wife, Carolyn Bodie, 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 6th day of November, 1996.

Darrell J. McRae
Notary Public
My Commission Expires: 4/26/98

Inst * 1996-37970

11/18/1996-37970
09:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 91.00