

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Michael R. Carter  
P.O. Box 190143  
(Address) Birmingham, Al. 35219-0143

This instrument was prepared by

(Name) Jones & Waldrop  
1025 Montgomery Highway  
(Address) Birmingham, Al. 35216

Form 1-1-27 Rev. 1-88 #005/97

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA  
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One hundred fifteen thousand and no/100 (\$115,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Harry Carlton Smith and his wife Frances M. Smith

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Michael R. Carter

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit A for legal description of property being conveyed and which is incorporated herein for all purposes.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

\$100,000 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith and which is a purchase money mortgage from Grantee to Grantors.

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SHELBY COUNTY JUDGE OF PROBATE  
SHE HCS S.S.

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

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 29 day of January, 1997.

(Seal)

(Seal)

(Seal)

Harry Carlton Smith  
HARRY CARLTON SMITH  
Frances M. Smith  
FRANCES M. SMITH

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harry Carlton Smith and his wife Frances M. Smith whose name is 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of January, A. D., 1997.

W. Ronald Waldrop

Notary Public.

1997-04156

**EXHIBIT A**

Lot No. 3 of Block No. 6 of Pine Grove Camp Subdivision situated in the Southeast Quarter of the Southeast Quarter (SE 1/4 of SE 1/4) of Section 12, Township 24 North, Range 15 East according to map recorded in Map Book 4, page 8 in the Office of the Judge of Probate of Shelby County, Alabama; also Lot No. 3-A of Block 6 of Pine Grove Camp according to survey of the second addition to Pine Grove Camp Subdivision dated September 21, 1959, made by Frank W. Wheeler, Registered Land Surveyor, a map of which survey is recorded in Deed Book 205, page 197 in the Probate Office of Shelby County, Alabama, and being a part of the Southeast Quarter of the Southeast Quarter (SE 1/4 of SE 1/4) of Section 12, Township 24 North, Range 15 East, Shelby County, Alabama, together with the right of ingress and egress thereto.

**Inst # 1997-04156**

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SHELBY COUNTY JUDGE OF PROBATE  
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