

This instrument was prepared by: Inst # 1997-08001
Patrick F. Smith, Attorney
Strickland & Smith
4 Office Park Circle, Suite 212
Birmingham, Alabama 35223

03/17/1997-08001
08:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 SNA 16.50

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Three Thousand and No/100's Dollars (\$3,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, that JOHN H. HOLCOMBE, a married man, and DEWEY E. THORNBURG, JR., a married man, (collectively hereinafter known as GRANTOR) do hereby GRANT, BARGAIN, SELL AND CONVEY unto:

**HENRY SMITH AND WILMA SMITH,
AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

(hereinafter known as Grantee), in fee simple, the following described real estate, situated in SHELBY County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

This conveyance is made subject to:


- (1) Taxes for the year 1997, which are a lien but not yet due and payable until October 1, 1997.
- (2) Easements, restrictions, covenants and right-of-ways of record, if any, along with any other matters which would be shown on a current survey of the property.
- (3) Subject to all outstanding Rights of Redemption under the Laws of the State of Alabama of those entitled to redeem arising from the foreclosure of the mortgage from Norman L. Smith and wife, Gloria F. Smith, to Commercial Credit Corporation dated November 16, 1992, and recorded in Volume 1992, Record of Mortgages, Page 27760 in the Probate Office of Shelby County, Alabama, which mortgage foreclosure deed was dated July 6, 1995 and recorded in instrument #1995-18529 in said Probate Office on July 13, 1995, which said rights, unless extended by operation of law or otherwise, expired July 6, 1996.

TO HAVE AND TO HOLD to said Grantee in fee simple forever.

The property conveyed herein is not the homestead of either grantor nor either grantor's spouse.

No title examination was requested or performed.

Given under our hands and seals, this 18th day of Feb, 1997.

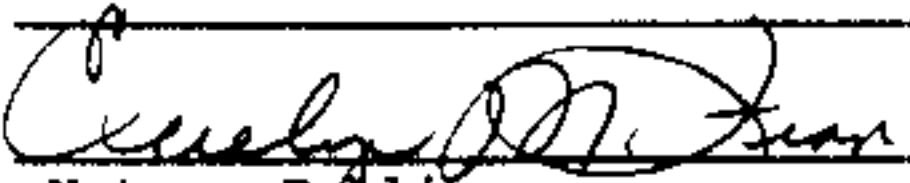

JOHN H. HOLCOMBE


DEWEY E. THORNBURG, JR.

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JOHN H. HOLCOMBE and DEWEY E. THORNBURG, JR., 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, and acting with full authority, they executed the same voluntarily on the day same bears date.

Given under my hand and seal this 18th day of February, 1997.


Notary Public

My commission expires: 8/23/98

EXHIBIT "A"

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A part of the Southwest Quarter of the Northwest Quarter of Section 27, Township 19 South, Range 2 East described as follows: Commence at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 27, Township 19 South, Range 2 East, thence South along the West boundary of said Quarter-Quarter 221.44 feet to the Southeasterly right of way of Alabama Highway 25, thence continue along the previously described course 278.00 feet to the point of beginning; thence left 90 degrees 07 minutes 31 seconds Easterly 210.07 feet, thence right 90 degrees 07 minutes 41 seconds South 104.99 feet, thence right 89 degrees 59 minutes 35 seconds Westerly 210.00 feet to a point on the West boundary of said Quarter-Quarter, thence right 89 degrees 57 minutes 59 seconds Northerly 104.55 feet to the point of beginning. LESS AND EXCEPT the following described property: Commence at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 27, Township 19 South, Range 2 East, thence South along the West boundary of said Quarter-Quarter 221.44 feet to the Southeasterly right of way of Alabama Highway 25, thence continue along the previous described course 278.00 feet, thence left 00 degrees 02 minutes 17 seconds Southerly 104.55 feet, thence left 89 degrees 57 minutes 59 seconds Easterly 131.06 feet to the point of beginning, continue 63.84 feet along the previously described course, thence left 69 degrees 41 minutes 19 seconds Northeasterly 18.54 feet, thence left 89 degrees 41 minutes 59 seconds Northwesterly 59.91 feet, thence left 90 degrees 21 minutes 34 seconds Southwesterly 41.01 feet to the point of beginning. EXCEPT that portion of said property occupied by public road having a right of way width of 40 feet.