

GENERAL WARRANTY DEED

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

KNOW ALL BY THESE PRESENTS, that in consideration of **Four Hundred Seventy Five Thousand & 00/100 Dollars (\$475,000.00)**, to the undersigned grantor, **Harry E. Monroe, Jr.**, a married man (hereinafter referred to as the "Grantor"), in hand paid by **Smith Family Companies, Inc.** (the "Grantee"), an Alabama corporation the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee the following described real estate, situated in Shelby County, Alabama:

See Exhibit A attached hereto and incorporated herein as if set forth fully and at length.

SUBJECT TO AND EXCEPT FOR:

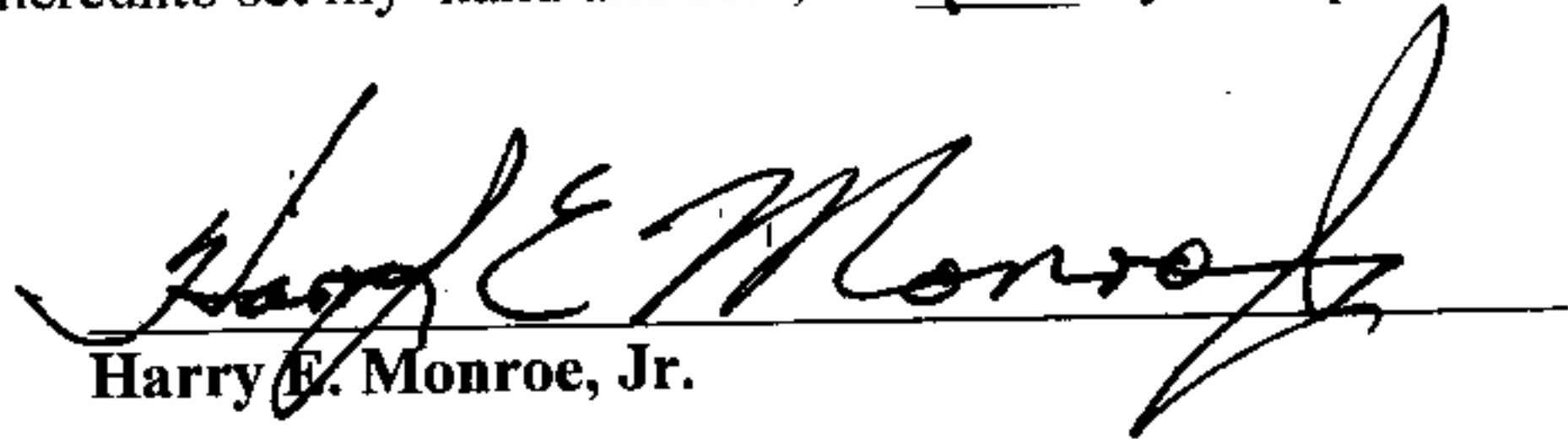
1. 1998 Ad Valorem Taxes.
2. Restrictions as recorded in Instrument No. 1998-16767, in the Probate Office of Shelby County, Alabama.

Grantor warrants that this property does not constitute the homestead of the Grantor or his spouse.

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

And said Grantor does for himself his heirs and assigns, covenant with said Grantee its successors and assigns, that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will, and his successors and assigns shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 10th day of September, 1998.


Harry E. Monroe, Jr.

Inst # 1998-36087
09/15/1998-36087
01:47 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CRH 14.50

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Harry E. Monroe, Jr.** 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of September, 1998.



Notary Public

11-2-98

My Commission Expires

THIS INSTRUMENT PREPARED BY:

James E. Vann, Esquire
Johnston & Conwell, L.L.C.
800 Shades Creek Parkway
Suite 325
Birmingham, AL 35209
(205) 414-1212

SEND TAX NOTICE TO:

Smith Family Companies, Inc.
2080 Valleydale Road
Birmingham, AL 35244

RE-3604

EXHIBIT "A"

A tract of land situated in the NW 1/4 of Section 30, Township 20 South, Range 2 West, being described as follows:

Commence at the NW corner of said Section and run South 0 degrees 10 minutes 19 seconds East along West line of NW 1/4 1,680.50 feet; thence North 87 degrees 32 minutes 49 seconds East and run 460.40 feet; thence South 0 degrees 10 minutes 38 seconds East and run 60 feet to the point of beginning; thence South 0 degrees 10 minutes 38 seconds East and run 344.09 feet; thence South 89 degrees 49 minutes 22 seconds West and run 105.0 feet; thence North 80 degrees 55 minutes 36 seconds West and run 119.35 feet to a point on a curve to the left having a central angle of 9 degrees 14 minutes 43 seconds and a radius of 966.97 feet; thence North 4 degrees 27 minutes 02 seconds East and along chord of said curve run 155.86 feet; thence North 0 degrees 10 minutes 20 seconds West 127.17 feet to the beginning of a curve to the right having a central angle of 87 degrees 42 minutes 34 seconds and a radius of 25.0 feet; thence North 43 degrees 41 minutes 14 seconds East and along chord of said curve run 34.64 feet to a point, said point being on the South right of way of Pardue Road; thence North 87 degrees 32 minutes 49 seconds East 186.36 feet to the point of beginning. Situated in Shelby County, Alabama.

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