

4015

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
100 Concourse Parkway, Suite 130  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

CLAIR E. SMITH  
2220 TAHITI LANE  
ALABASTER, AL 35007

Inst # 1998-37773

09/29/1998-37773  
09:00 AM CERTIFIED  
SHELBY COUNTY ALABAMA  
123.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

### WARRANTY DEED

**Know All Men by These Presents:** That in consideration of ONE HUNDRED TWELVE THOUSAND and 00/100 (\$112,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, MAXIE W. JOHNSON and JOAN T. JOHNSON, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto CLAIR E. SMITH, A MARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 13, BLOCK 6, ACCORDING TO SURVEY OF SOUTHWIND, SECOND SECTOR, AS RECORDED IN MAP BOOK 6, PAGE 106, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

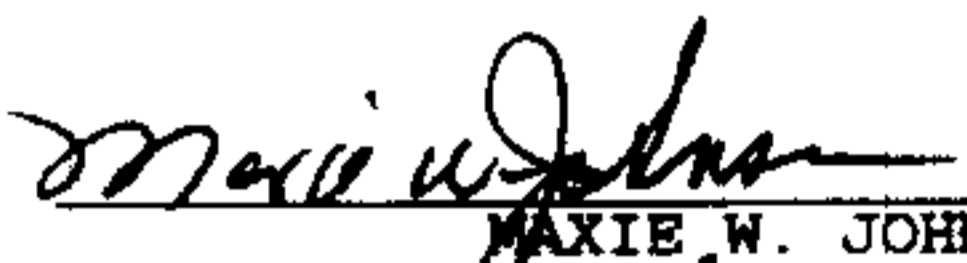

#### SUBJECT TO:

1. Taxes for the year beginning October 1, 1998 which constitutes a lien but are not yet due and payable until October 1, 1999.
2. Building and setback lines of 35 feet on Tahiti Lane as recorded in Map Book 6, page 106.
3. Easement of 5 feet as recorded in Map Book 6, page 106.
4. Easement of 7.5 across the South side of said lot and 10 foot utility easement across the East side as recorded in Map Book 6, page 106.
5. Subject to Covenants, conditions and restrictions (deleting therefrom any restrictions indicating any preference, limitations discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Misc. Book 16, page 673 in the official records of Shelby County, Alabama.
6. Agreement in favor of Alabama Power Company as recorded in Misc. Book 17, page 394.
7. Easement as to underground cables as recorded in Misc. Book 17, page 397.
8. Power Line Permit granted to Alabama Power Company as recorded in Deed Book 302, page 78.

**TO HAVE AND TO HOLD** Unto the said GRANTEES, 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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, MAXIE W. JOHNSON and JOAN T. JOHNSON, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 14th day of September, 1998.

  
MAXIE W. JOHNSON  
  
JOAN T. JOHNSON

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that MAXIE W. JOHNSON, JOAN T. JOHNSON whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 14th day of September, 1998.

  
Notary Public

My commission expires: 7/11/02

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09:00 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 123.00