

This Instrument Prepared By:  
James F. Burford, III  
Attorney at Law  
1318 Alford Avenue Suite 101  
Birmingham, Alabama 35226

Send Tax Notice To:  
JIM SMITH  
2865 DOGWOOD TURNER  
LEBON, AL.  
35094

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of ONE HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS (\$145,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, BENT TREE ACRES, LLC (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto JAMES D. SMITH AND SHARON S. SMITH (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 7, according to the Survey of Bent Tree Acres, as recorded in Map Book 23, Page 128 A & B, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:** (1) Taxes due in the year 1999 and thereafter; (2) Easements, restrictions and rights of way of record. (3) Easements in favor of Bent Tree Acres Homeowners Association, Inc., bearing even date herewith. (4) Mineral and mining rights not owned by the Grantor.

Grantees, their successors and Assigns, shall maintain (to the condition as it currently exist) all fencing surrounding the property conveyed herein.

Grantor represents and warrants that there are no assessments due any governmental or quasi-governmental authority with respect to the property conveyed herein.

**IN WITNESS WHEREOF**, the undersigned has hereunto set his hand and seal, this the 1 day of October, 1998.

**BENT TREE ACRES, LLC**

By: Caroline M. Raughley  
Caroline M. Raughley  
Its: Manager and Authorized Member

STATE OF ALABAMA )  
Jeff COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that CAROLINE M. RAUGHLEY, whose name as AUTHORIZED MEMBER of BENT TREE ACRES, LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of the conveyance, she, as such member and with full authority, executed the same voluntarily for and as the act of the corporation.

Given under my hand and official seal this 1 day of October, 1998.

Notary Public  
My Commission Exp. 3.1.2002