

This instrument was prepared by

(Name) John L. Hartman, III
P. O. Box 846
(Address) Birmingham, AL 35201

Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Ninety-six Thousand and no/100 (\$96,000.00)----- DOLLARS,
to the undersigned grantor, SHELBY SPRINGS STOCK FARM, INC. a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged,
the said GRANTOR does by these presents, grant, bargain, sell and convey unto

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

Lots 11, 12 and 13, Shelby Springs Farms, Lakeland Sector 2, Map Book 24, Page 144, A, B,
& C as recorded in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) All easements, restrictions and reservations of
record.

Inst # 1998-50813
12/21/1998-30813
12:12 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 105.50

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or
their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and
assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, who is
authorized to execute this conveyance, hereto set its signature and seal.

this the 17th day of December 19 98

ATTEST:

SHELBY SPRINGS STOCK FARM, INC.

Secretary

By John G. Reamer, Jr. President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)
I, the undersigned

a Notary Public in and for said County, in said State,

hereby certify that John G. Reamer, Jr.

whose name as President of SHELBY SPRINGS STOCK FARM, INC. a corporation, 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, as such officer and with full authority, executed the same voluntarily for
and as the act of said corporation.

Given under my hand and official seal, this the 17th day of December 19 98