

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Redwood Development Company, Inc.
3704 Overbrook Circle
Birmingham, Alabama 35213

GENERAL WARRANTY DEED

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

That in consideration of One Hundred Thirty-eight Thousand and no/100 Dollars, (\$138,000.00) DOLLARS, in hand paid to the undersigned, Wayne Smitherman, a married man, (hereinafter referred to as "GRANTOR"), by Redwood Development Co., Inc. (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes for the current year, 1999.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 194, page 36 and Deed Book 133, page 102 in Probate Office.
3. Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 98 page 355 and Deed Book 200 page 417 in Probate Office.
4. Easements and rights of ways affecting the land.

All of the consideration recited above was paid by a mortgage loan closed simultaneously with delivery of this deed.

The property described herein is not the homestead of the Grantor, Wayne Smitherman, or his spouse.

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

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

Inst # 1999-19863

05/12/1999-19863
07:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HNS 14.50

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this
7th day of May, 1999.


Wayne Smitherman (SEAL)
GRANTOR

THE STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Wayne Smitherman, 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 7th day of May, 1999.


NOTARY PUBLIC
My commission expires MY COMMISSION EXPIRES MAY 21, 2000

EXHIBIT "A"

A parcel of land in the W 1/2 of the NE 1/4 of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, described as follows:

Commence at the intersection of the East line of the W 1/2 of the NE 1/4 of Section 3, Township 24 North, Range 12 East, with the North right of way line of the Montevallo-Calera Highway; thence Westerly along said right of way line 250 feet to the point of beginning of the lot herein conveyed; thence continue North and parallel with the East line of said W 1/2 of the NE 1/4, 894 feet, more or less, to the South right of way line of the Southern Railroad; thence in a Southwesterly direction along said right of way line 291.1 feet; thence South and parallel to the East line of said lot 750 feet, more or less, to the North right of way line of said Montevallo-Calera Highway; thence Easterly along said right of way line 272.2 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT the following described parcel:

Commencing at the NE corner of the SW 1/4 of NE 1/4, Section 3, Township 24 North, Range 12 East; thence Westerly along the North line of said SW 1/4 of NE 1/4, a distance of 250 feet, more or less, to the East property line; thence Southerly along said East property line, a distance of 300 feet, more or less, to a point that is 45 feet Northeasterly of and at right angles to the centerline of Project No. S-44(8) and the point of beginning of the property herein to be conveyed; thence continuing Southerly along said East line, a distance of 14 feet, more or less, to the present Northeast right of way line of Alabama Highway No. 25; thence Northwesterly along said present Northeast right of way line a distance of 270 feet, more or less, to the West property line; thence Northerly along said West line, a distance of 14 feet, more or less, to a point that is 45 feet Northeasterly of and at right angles to the centerline of said project; thence South 84 deg. 18 min. 28 sec. East, parallel with the centerline of said project, a distance of 268 feet, more or less, to the point of beginning. Said strip of land lying in the SW 1/4 of NE 1/4, Section 3, Township 24 North, Range 12 East, Shelby County, Alabama.

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