

Send Tax Notice to:
James D. Smith, Jr.
4960 Valleydale Road
Birmingham, Al 35243

Instrument Prepared By:
John G. Lowther, P. C.
Attorney at Law
3500 Independence Drive
Birmingham, Alabama 35209

GENERAL WARRANTY DEED

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

KNOW ALL MEN BY THESE PRESENTS:

This Deed is made by and between James D. Smith, Jr., an unmarried man, and Sharon S. Smith, an unmarried woman, hereinafter called "Grantors", and James D. Smith, Jr., hereinafter called "Grantee".

The Grantors, for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid by the Grantee, the receipt of which is hereby acknowledged, do hereby grant, bargain, convey and sell to Grantee, the following described real estate located in Shelby, Alabama:

As described in Exhibit "A" attached hereto and incorporated herein by this reference.

The entire consideration is being paid from the proceeds of a mortgage recorded herewith.

Subject to:

1. Taxes and assessments for the year 2000, and subsequent years, which are not yet due and payable. Tax information has been based on the present assessment roles, but is subject to any future adjustments that may be made by either the Tax Assessor or the Board of Equalization of Shelby, Alabama.
2. Restrictions and covenants appearing of record in Real Volume 152, Page 910.
3. Right-of-way granted to Alabama Power Company recorded in Real Volume 33, Page 734.
4. Agreement recorded in Instrument Number 1999-42398.

TO HAVE AND TO HOLD unto the said Grantee and his successors, heirs and assigns, in fee simple absolute forever.

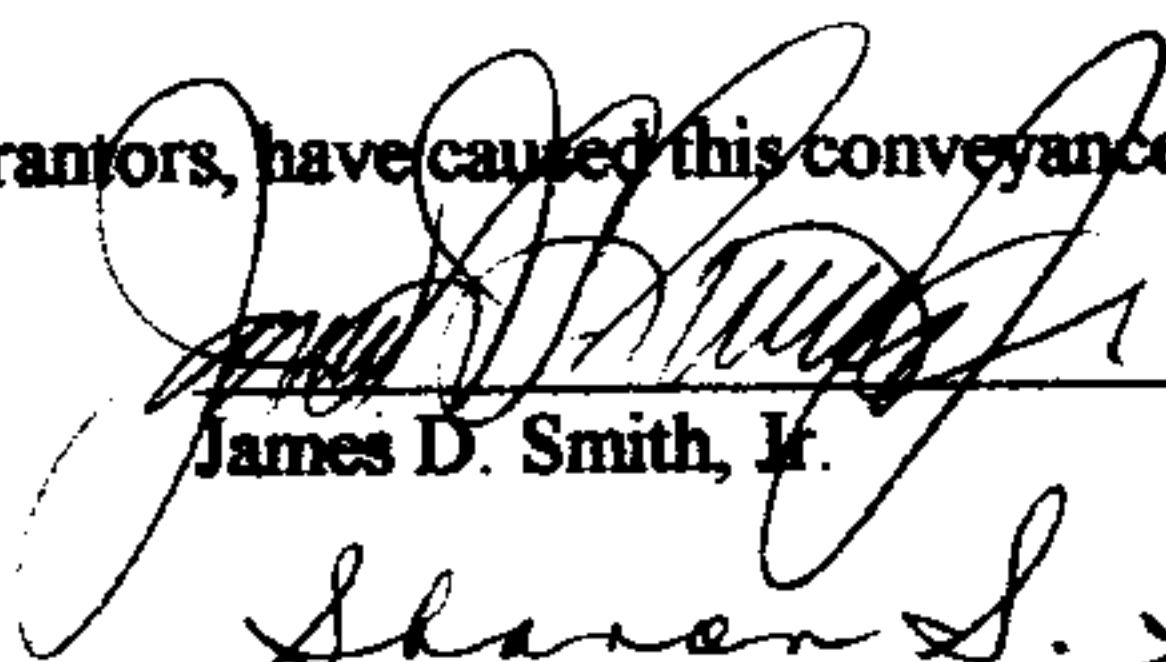
Grantors covenant with the said Grantee, his successors, heirs and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise

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noted above; that they have a good right to sell and convey the same as aforesaid; that they will warrant and defend the same to the said Grantee, his successors, heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors, have caused this conveyance to be signed on this the 23 day of February, 2000.


James D. Smith, Jr.


Sharon S. Smith

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that James D. Smith, Jr., an unmarried man, and Sharon S. Smith, an unmarried woman, whose names are signed to the foregoing General Warranty Deed, and who are known to me, acknowledged before me on this date that, being informed of the contents of the General Warranty Deed, they executed the same voluntarily.

Given under my hand and seal this 23 day of February, 2000.

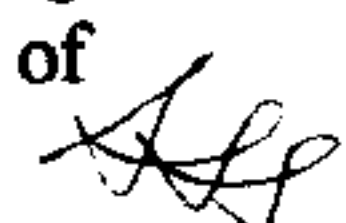

Notary Public

My Commission Expires: 1-3-03

EXHIBIT "A"

A parcel of land situated in the Southeast quarter of the Southeast quarter of Section 2 and the Northeast quarter of the Northeast quarter of Section 11, Township 19 South, Range 2 West being more particularly described as follows:

Begin at an iron pin found locally accepted to be the Southwest corner of the Southeast quarter of the Southeast quarter of said Section 2; thence run in a Northerly direction along the west line of said quarter-quarter section for a distance of 50.07 feet to an iron pin found; thence turn an angle to the right of 92 degrees, 25 minutes, 42 seconds and run in a Southeasterly direction for a distance of 264.05 feet to an iron pin found; thence turn an angle to the right of 50 degrees, 03 minutes, 45 seconds and run in a Southeasterly direction for a distance of 65.13 feet to an iron pin found; thence turn an angle to the left of 49 degrees, 27 minutes, 12 seconds and run in Southeasterly direction for a distance of 8.47 feet to an iron pin found on the North right-of-way line of Valleydale Road also known as Shelby County 17; said point also being on a curve to the left having a radius 1,303.78 feet and central angle of 11 degrees, 06 minutes, 10 seconds; thence turn an angle to the right to the chord of said curve of 138 degrees, 35 minutes, 05 seconds and run in a Southwesterly direction along the arc of said curve for a distance of 252.65 feet to an iron pin found on the North right-of-way of said Valleydale Road; thence run tangent from last stated curve in a Southwesterly direction for a distance of 158.53 feet to an iron pin found on the North right-of-way of said Valleydale Road; thence turn an angle to the right of 133 degrees, 55 minutes, 44 seconds and run in a Northerly direction along the West line of said Northeast quarter of the Northeast quarter of said Section 11 for a distance of 279.82 feet to the point of beginning.



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