

THIS INSTRUMENT WAS PREPARED BY:  
Christopher R. Smitherman, Attorney at Law  
Post Office Box 261  
831 Island Street  
Montevallo, Alabama 35115  
(205) 685-4357

Send Tax Notice:  
Sarah T. Smith  
561 County Road 104  
Montevallo, Alabama 35115

STATE OF ALABAMA )  
SHELBY COUNTY ) QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, Gary W. Smith, hereinafter called "Grantor," does hereby GRANT, CONVEY, and QUITCLAIM unto Sarah T. Smith, hereinafter called "Grantee", all my right, title and interest in and to the following real estate as described below:

Lots 10, 11, 12, 13, 14, 15, and 16 in Block 7, according to the map of Wilmont Gardens Subdivision as recorded in the Probate Office of Shelby County, Alabama.

Subject to:

Right-of-way deed for public road to Shelby County recorded in Deed Book 215 page 113 in said Probate Office.

Building setback line reserved of 30 feet on the South facing Whaley Drive on all of said lots.

Restrictive covenants filed for record on March 22, 1957, as follows: All lots are for residential purposes only and dwellings are restricted to a minimum cost of \$5500 containing at least 700 square feet in the main body of the house. All lots have a 30 foot building line from street and a 7 foot sideline clearance. An easement of 3 feet on each side of all lot lines for public utilities shall be reserved and no outbuilding to be located thereon. No structure of a temporary nature such as trailers, tents, shacks, basements, garages or other outbuilding shall be used as a residence, either temporarily or permanently. See recorded Deed Book 251, page 790. Transmission line Permit from J. A. Hines and wife to Alabama Power Company dated July 1, 1936, across NW1/4 of NE1/4, Section 9, Township 24, Range 12 East, recorded in Deed Book 101 page 170 in said Probate Office.

This legal description is taken in its entirety from a deed recorded at the Shelby County Probate Office in Book 317 Page 710, dated the 8<sup>th</sup> day of February, 1979.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 23 of December, 1999 at 831 Island Street, Montevallo AL 35115

Grantor

Gary W. Smith (L.S.)  
Gary W. Smith

STATE OF Alabama )  
Shelby COUNTY ) ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name which is signed to the foregoing Quitclaim Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 23 day of December, 1999.

[Signature]  
NOTARY PUBLIC  
My Commission Expires 5/13/2000