

TITLE NOT EXAMINED

Send tax notice to:

Jerome K. Lanning

Joyce A. Lanning

2102 WILLIAMSBURG WAY

BIRMINGHAM, AL. 35223

This instrument prepared by:

John E. Hagefstration, Jr.

Bradley Arant Rose & White LLP

2001 Park Place, Suite 1400

Birmingham, Alabama 35203-2736

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirteen Thousand Eight Hundred Four and No/100 Dollars (\$13,804) in hand paid to **INGRID FRANCES SMYER-DUBROW**, a married woman, **HAROLD L. SMYER, JR.**, a married man, and **S. W. SMYER, JR.**, a married man ("Grantors") by **JEROME K. LANNING** and wife, **JOYCE A. LANNING** ("Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do hereby grant, bargain, sell, and convey unto Grantees, subject to the matters hereinafter set forth, the real estate situated in Shelby County, Alabama, more particularly described on Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD unto Grantee, their heirs and assigns forever; subject, however, to the following:

1. Ad valorem taxes due and payable October 1, 2001 and all subsequent years thereafter.
2. Fire district dues and library district assessments for the current year and all subsequent years thereafter.
3. Mineral and mining rights not owned by Grantors.
4. All easements, restrictions, rights-of-way, reservations, setback requirements, buffer areas or requirements and other matters of record.

THE UNDERSIGNED GRANTORS DO HEREBY REPRESENT, WARRANT, COVENANT AND AGREE THAT THE PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF ANY OF THE GRANTORS OR THEIR RESPECTIVE SPOUSES, IF ANY.

Inst # 2001-02972
01/29/2001-02972
08:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MMB 37.00

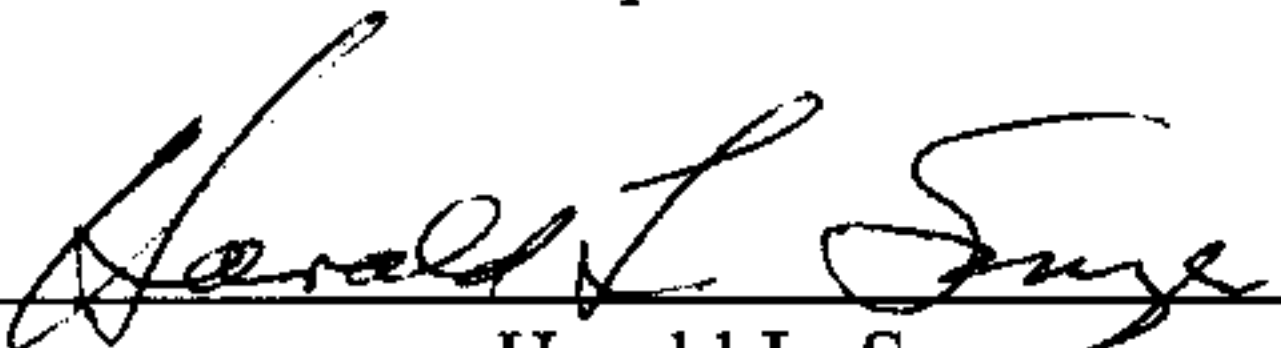
IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals this the 26th day of January, 2001.



S. W. Smyer, Jr.



Ingrid Frances Smyer-Dubrow
by S. W. Smyer, Jr., as attorney-in-fact
under Durable Power of Attorney
dated September 8, 2000



Harald L. Smyer,
by S. W. Smyer, Jr., as attorney-in-fact
under Durable Power of Attorney
dated September 9, 2000

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that S. W. Smyer, Jr. whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of January, 2001.



Notary Public

My Commission Expires: 9/8/2001

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that S. W. Smyer, Jr., as attorney-in-fact for Ingrid Frances Smyer-Dubrow under Durable Power of Attorney dated September 8, 2000, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of January , 2001.



Notary Public

My Commission Expires: 9/8/2001

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that S. W. Smyer, Jr., as attorney-in-fact for Harald L. Smyer under Durable Power of Attorney dated September 9, 2000, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of January, 2001.



Notary Public

My Commission Expires: 9/8/2001

EXHIBIT A

Legal Description

A parcel of land situated in the Northeast Quarter of the Southwest Quarter of Section 24, Township 18 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama being more particularly described as follows: BEGIN at the southeasternmost corner of that parcel as described in Deed Book 323, Page 857 as recorded in the office of the Judge of Probate, Shelby County, Alabama, said POINT OF BEGINNING also being 71.10 feet southwesterly of the southwesternmost corner of Lot 32, along a southwesterly extension of the south line of said lot, according to the Survey of Mountain View Lake Company, Second Sector, as recorded in Map Book 3, Page 150 in the aforementioned office of the Judge of Probate; thence run North 69 40'11" West along the southwesterly line of said parcel as described in Deed Book 323, Page 857 for a distance of 148.78 feet (measured and deed); thence run North 69 11'10" West along said southwesterly line for a distance of 190.32 feet (deed-190.62 feet) to the southwesternmost corner of said parcel; thence leaving said southwesterly line run South 34 44'56" East for a distance of 350.61 feet; thence run South 65 14'40" East for a distance of 105.71 feet; thence run North 54 47'12" East for a distance of 100.00 feet; thence run North 35 12'48" West for a distance of 100.00 feet; thence run North 01 55'43" West for a distance of 73.72 feet to the POINT OF BEGINNING.

Inst # 2001-02972

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SHELBY COUNTY JUDGE OF PROBATE
004 MMB 37.00