

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED EIGHTY FIVE THOUSAND DOLLARS and NO/00 (\$185,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **BASIL R. SMITH, A single MAN** grant, bargain, sell and convey unto, **STANCIL HANDLEY** the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached Exhibit "A"
Situating in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the household of the grantor, or of his spouse.

Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way and permits of record.

\$100,000.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

Basil R. Smith is the surviving grantee in deeds recorded in Real Book 61, Page 97, Deed Book 348, Page 253; Real Book 205, Page 410 and Deed Book 354, Page 413, Probate Office, Shelby County, Alabama. The other Grantee, Valera W. Smith, is deceased having died 20 May 1990.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18TH day of February, 2004.

Basil R. Smith
Basil R. Smith

By Richard Smith
BY: Richard Smith; Attorney in Fact; under Power
Of Attorney Recorded in Instrument #2002-390570
In Probate Office of Shelby County, Alabama.

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Richard Smith as Attorney in Fact for Basil R. Smith, 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 18th day of February, 2004.

Notary Public

My Commission Expires: 10-16-04

Exhibit "A"
LEGAL DESCRIPTION

PARCEL I:

Lot No. 2, according to McDow, Walton & Harrison Subdivision of Columbiana, Alabama, as shown by map recorded in the Probate Office of Shelby County, Alabama, in Map Book 3, Page 153. Situated in Shelby County, Alabama.

ALSO, a triangular parcel of land constituting a part of Lot 4, according to Map of McDow, Walton & Harrison Subdivision, Columbiana, Alabama, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 3, Page 153, more particularly described as follows: Commence at the NW corner of said Lot NO. 4 according to said subdivision and run thence Southwesterly along the West boundary of said Lot NO. 4, a distance of 9.77 feet to a point; thence run Easterly in a straight line to the NE corner of said Lot NO. 4, which said point is on the West boundary of Myrtle Street, which said point constitutes the SE corner of Lot NO. 2, according to said subdivision; thence run Northwesterly along the North boundary of said Lot NO. 4, 84.08 feet to the point of beginning.

PARCEL II:

Lot 13, according to McDow, Walton & Harrison Subdivision in the Town of Columbiana, Alabama, as shown by map recorded in Map Book 3, Page 153, in the Office of the Probate Judge of Shelby County, Alabama. Situated in Shelby County, Alabama.

PARCEL III:

Commence at the NW corner of the NE 1/4 of NW 1/4 of Section 26, Township 21 South, Range 1 West; thence run South 1 degree 51 minutes East a distance of 447.00 feet to an iron pin on the South right of way line of the Southern Railroad and the NE corner of Columbiana Homes, Inc. Housing Project; thence continue South 1 degree 51 minutes East a distance of 191.19 feet to a point on the South right of way line of Alabama Highway #70; thence turn an angle of 99 degrees 12 minutes to the left and run along South right of way line of said Highway #70 a distance of 89.76 feet to the point of beginning; thence continue in the same direction along the South right of way line of said Alabama Highway #70 a distance of 100.00 feet; thence turn an angle of 93 degrees 05 minutes to the right and run a distance of 200.00 feet; thence turn an angle of 86 degrees 55 minutes to the right and run a distance of 100.00 feet; thence turn an angle of 93 degrees 05 minutes to the right and run a distance of 200.00 feet to the point of beginning.

PARCEL IV:

That certain tract or parcel of land in the town of Columbiana, Alabama, described as beginning at the intersection of the North line of Sterrett Street with the East line of Section 23, Township 21 South of Range 1 West, and run thence North along East line of said section 91 feet; thence run in a westerly direction at an included angle of 91 degrees 30 minutes 100 feet; thence in a southerly direction at an included angle of 88 degrees 49 minutes 93.6 feet to the North line of Sterrett Street; thence East along the North line of Sterrett Street 100 feet to the point of beginning. The above described property fronts 100 feet on the North line of Sterrett Street and runs back in a Northerly direction between parallel lines 100 feet apart, 91 feet along the Easterly line and 93.6 feet on the Westerly side to a wire fence in rear.

Situated in Shelby County, Alabama.