

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 **FORTY FIVE THOUSAND SEVEN HUNDRED FIFTY DOLLARS and NO/00 (\$45,750.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

**RICHARD B. SMITH AND LAURA B. SMITH**, husband and wife  
grant, bargain, sell and convey unto,  
**SARAH JO RICHARDS**  
the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Exhibit "A: for legal description.  
Situated in Shelby County, Alabama.

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

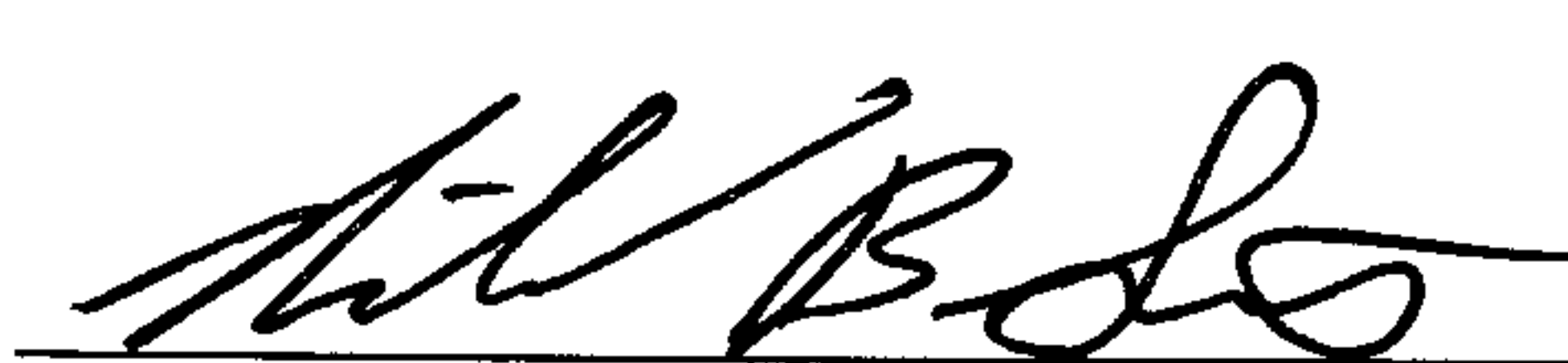
Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way and permits of record.

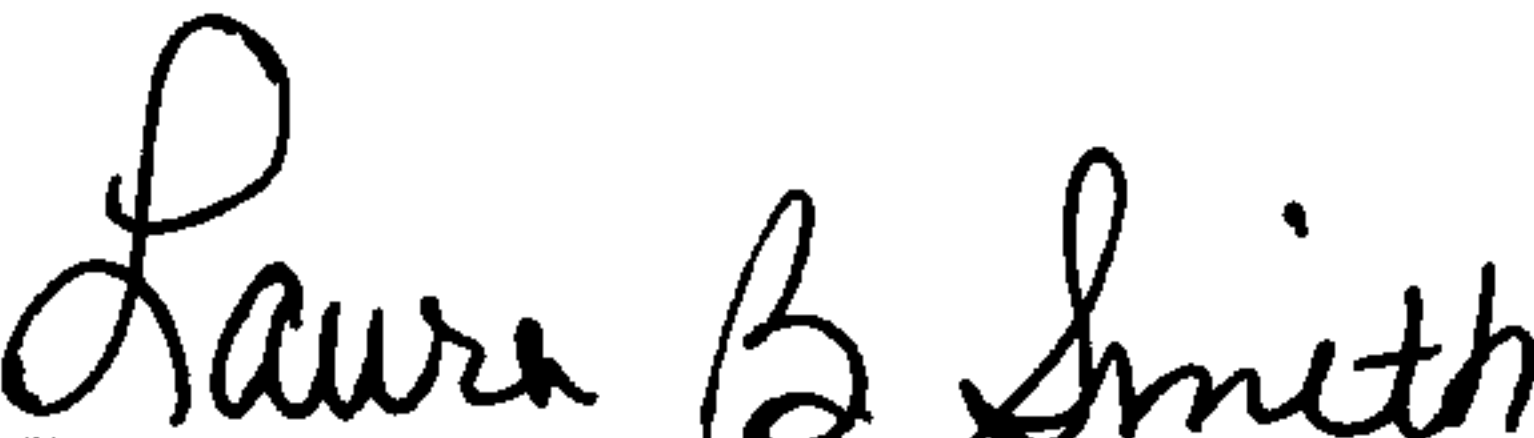
None of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

**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 4<sup>th</sup> day of May, 2004.

  
Richard B. Smith

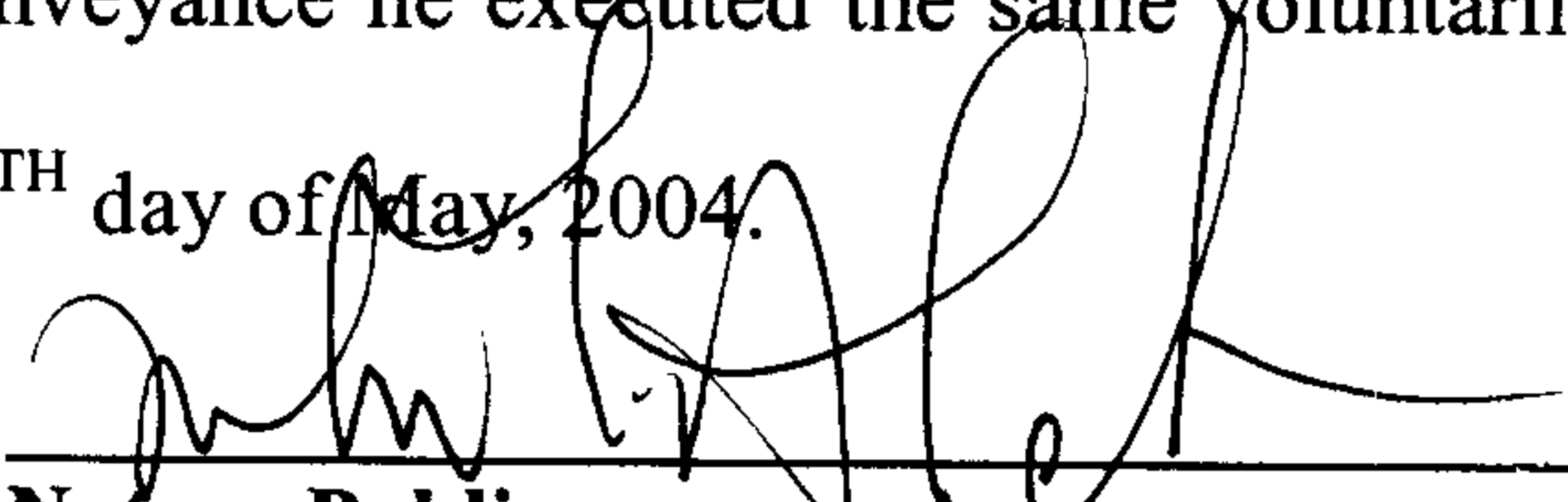
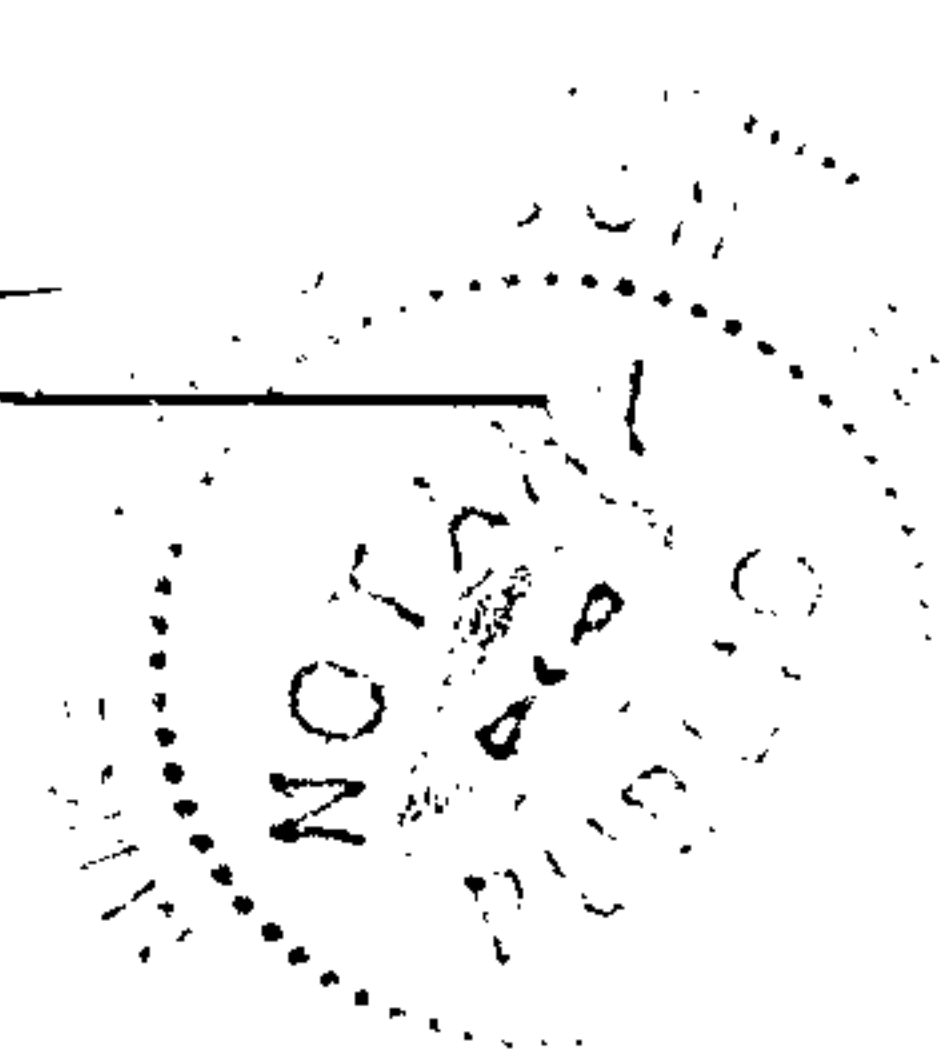
  
Laura B. Smith

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that  
Richard B. Smith and Laura B. 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 4<sup>TH</sup> day of May, 2004.

My Commission Expires: 10-16-04

  
Notary Public  


Commence at the SE corner of the NW 1/4 of Section 22, Township 21 South, Range 1 East, Shelby County, Alabama, and run North 24 degrees 56 minutes 43 seconds West for 524.22 feet to the point of beginning, being on the West right of way of Horton Road; from said point of beginning, continue along said road North 34 degrees 30 minutes 27 seconds West for 44.59 feet; thence continue along said road North 45 degrees 34 minutes 00 seconds West for 203.76 feet to the intersection of County Road 61; thence run along the South right of way of County Road 61, South 69 degrees 17 minutes 04 seconds West for 128.13 feet; thence leaving said right of way run along a fence South 08 degrees 29 minutes 24 seconds East for 208.83 feet; thence along a fence North 76 degrees 03 minutes 48 seconds East for 139.96 feet; thence continue along said fence North 72 degrees 37 minutes 57 seconds East for 129.85 feet to the point of beginning.

According to survey of Michael G. Moates, RLS #19262, dated June 12, 2003.