

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
Paul Smith  
4265 Hwy 18  
Montevallo AL 35115

STATE OF ALABAMA                    )  
  :  
COUNTY OF SHELBY                )     **GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Fifteen Thousand and 00/100 (\$15,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Susan Ginwright, and husband, James Allen Finley**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Paul Smith**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**See Exhibit "A" attached hereto and made a part hereof**

Subject To:  
Ad valorem taxes for 2004 and subsequent years not yet due and payable until October 1, 2004. Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, hie heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **6th** day of **May, 2004**.


  
Susan Ginwright

  
James Allen Finley

STATE OF ALABAMA                    )  
  :  
COUNTY OF JEFFERSON            )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Susan Ginwright, and husband, James Allen Finley , whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of May, 2004.

  
NOTARY PUBLIC  
My Commission Expires: 4/29/06

CLAYTON T. SWEENEY, ATTORNEY AT LAW

EXHIBIT "A"

20040513000252930 Pg 2/2 29.00  
Shelby Cnty Judge of Probate, AL  
05/13/2004 10:05:00 FILED/CERTIFIED

A parcel of land lying in Section 12, Township 24 North, Range 12 East, Shelby County, Alabama and being more particularly described as follows:

Commence at the southeast corner of the North Half of Fractional Section "B" of Section 12, Township 24 North, Range 12 East, of said Shelby County; thence run North 70 degrees 30 minutes 00 seconds West a distance of 541.70 feet to an iron pin found on the southwesterly right-of-way of County Road 18 and the Point of Beginning; thence continue North 70 degrees 30 minutes 00 seconds West leaving said right-of-way a distance of 332.60 feet to a post found; thence run North 11 degrees 33 minutes 03 seconds West a distance of 267.81 feet to a post found; thence run North 83 degrees 56 minutes 57 seconds East a distance of 177.70 feet to a ½ inch rebar set; thence run South 05 degrees 09 minutes 27 seconds East a distance of 220.00 feet to a ½ inch rebar set; thence run South 68 degrees 42 minutes 10 seconds East a distance of 174.14 feet to a ½ inch rebar set on said southwesterly right-of-way; thence run South 04 degrees 22 minutes 49 seconds East a distance of 110.10 feet to the point of beginning.

CLAYTON T. SWEENEY, ATTORNEY AT LAW