96,16

This instrument prepared by:
Robert C. Barnett
2107 5<sup>th</sup> Avenue North, Suite 100
Birmingham, Al 35203

SEND TAX NOTICE TO: Robert C. Barnett 2107 5<sup>th</sup> Ave. No. suite 100 Birmingham, AL 3503

## WARRANTY DEED

20050331000148710 1/1 \$109.50 Shelby Cnty Judge of Probate, AL 03/31/2005 03:07:22PM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for the consideration \$100.00 and other good and valuable consideration, the undersigned grantor, Gary Smith, II, a married man, do hereby grant, bargain, sell, and convey onto Robert C. Barnett, the following described property located in Shelby County, Alabama to wit:

Lot 55, according to the Survey of Sommersby Townhomes, as recorded in Map Book 20, page 112, in the Office of the Judge of Probate of Shelby County, Alabama.

## SUBJECT TO:

- 1. Taxes due in the year 2005, a lien, but not payable, until October 1, 2005 Parcel ID: 58-13-1-02-4-002-055.000
- 2. Restrictions recorded in Instrument 1996-484.
- 2. Restrictions recorded in final limitations, easements as set forth by deed recorded in Instrument 1997-2592.
- 4. Restrictions, covenants and conditions in Instrument 1994-484.
- 5. Transmission line permit to Alabama Power in Deed Book 194 page 67, Deed Book 198 page 509, Deed Book 119 page 111, Deed Book 103 page 146; Deed Book 161 page 143; Deed Book 179 page 384; Deed Book 135 page 366 and Deed Book 135 page 362.
- 6. Mineral and mining rights in Instrument 194-26798.
- 7. Restrictions, limitations and conditions as set out in Map Book 20 page 112.
- 8. Right of way in favor of Shelby County in Deed Book 135 page 362 and Deed Book 135 page 366.
- 9. A 10 foot building line as shown by record plat.

This property does not constitute the property of the grantor or his spouse.

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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunder set my hand and seal, this 28 day of Morel 2005.

Gary Smith, II

STATE OF ALABAMA SHELBY COUNTY

## ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gary Smith, II, a married man, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of Merch

2005

Notary Public

My Commission Expires: \(\sigma - 4-0\)

[SEAL]

Deed Tax: \$98.50