Shelby County, AL 03/23/2006
State of Alabama

Deed Tax:$165.00

20060323000137310 1/1 $176.00
Shelby Cnty Judge of Probate,AL
03/23/2006 01:13:54PM FILED/CERT

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

Send Tax Notice To:
Stephen M. Smith and Rita A. Reynolds
2104 Lake Heather Way
Birmingham, Alabama 35242

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

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Million Six Hundred Fifty Thousand and 00/100----------Dollars($1,650,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Issac David, an unmarried man** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Stephen M. Smith and Rita A. Reynolds,as tenants in common** (hereinafter referred to as GRANTEES), their respective heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 3, according to the Survey of Lake Heather Estates, Givianpours Addition to Inverness, as recorded in Map Book 16, Page 121, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with a non-exclusive easement to use the private roadways, access easements and other easements, all as more particularly described in the Declaration of Protective Covenants for Lake Heather Estates, as recorded in Instrument No. 1992/18226, as amended by Instrument No. 1992/26078 and amended in Instrument 1999/1346, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereby collectively referred to as the "Declaration").

Subject To:
Ad valorem taxes for 2006 and subsequent years not yet due and payable until October 1, 2006. Existing covenants and restrictions, easements, building lines and limitations of record.

$1,485,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Issac David is one and the same person as Isaac David.

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 GRANTEES, their heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' their respective heirs and assigns, that GRANTOR is 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 GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES , their respective heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the **10th** day of **March, 2006.**

Issac David

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Issac David, an unmarried 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 Instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10th day of March, 2006.

NOTARY PUBLIC
My Commission Expires: 6-5-2007