

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF JEFFERSON

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That in consideration of Three Hundred Eighty Nine Thousand Nine Hundred and no/100s Dollars [\$389,900.00] and other good and valuable consideration to the undersigned Grantors, Larry Paul Smith, Jr. and Mary Ann Smith, husband and wife, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto Brad Lapinski and Sibyl A. Lapinski, husband and wife (herein referred to as Grantees) the following described real estate in fee simple as joint tenants with rights of survivorship, situated in Jefferson County, Alabama, to wit:

1200 Lake Point Vista, Birmingham, AL 35244

Lot 2028, according to the Survey of Lake Point Estates, 1st Addition, as recorded in Map Book 17, page 14 in the Probate Office of Shelby County, Alabama.

Parcel ID#: 11-7-35-0-001-012.031


Subject to all rights or claims of parties in possession not shown by public records, easements or claims thereof, which are not shown by public records, discrepancies, conflicts in boundary lines, shortage in area, encroachment, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records, defects, liens, encumbrances, adverse claims or other matters if any, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date acquired for value, taxes, municipal improvements, assessments and fire district dues, building and setback lines of 25 feet, 7.5 foot easement and variable easement recorded in Map Book 17, page 14, in the Probate Office of Shelby County, Alabama., title to all oil, gas and mineral rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 127, Page 140, in the Probate Office of Shelby County, Alabama, subject to covenants, conditions and restrictions as set forth in Real Book 190, Page 35, Misc Book 14, page 536; amended in Misc Book 17, page 550 and further amended in Instrument No. 1996-19299, in the Probate Office of Shelby County, Alabama, release of damages as recorded in Instrument No. 1993-9187 and Instrument No. 1996-19299, as recorded in the Probate Office of Shelby County, Alabama, easement as to underground cables as recorded in Instrument No. 1993-24588.

Subject to 1st mortgage in the amount of \$ 299,900⁰⁰.

TO HAVE AND TO HOLD, to the said GRANTEES, his heirs, executors, successors and assigns forever.

AND SAID GRANTORS do for themselves, their successors and assigns, covenant with said GRANTEES, his heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that GRANTORS have a good right to sell and convey the same as aforesaid, and that GRANTORS will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, Larry Paul Smith, Jr., who is authorized to execute this conveyance, has hereto set his signature and seal, this the 21st day of APRIL, 2006.

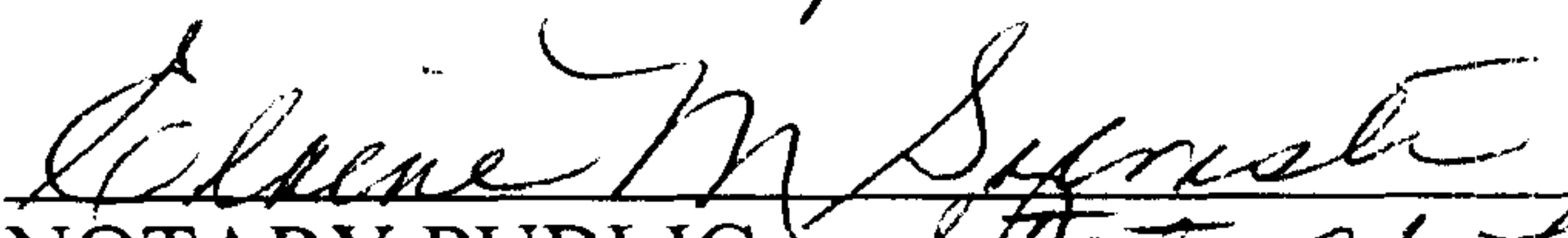

20060426000195870 2/2 \$104.00
Shelby Cnty Judge of Probate, AL
04/26/2006 01:49:39PM FILED/CERT


GRANTOR, Larry Paul Smith, Jr.

STATE of ALABAMA
COUNTY of SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Larry Paul Smith, Jr., husband, 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, each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 21st day of April, 2006.


NOTARY PUBLIC: State at Large
My Commission Expires: 11/10/2010

IN WITNESS WHEREOF, the said GRANTOR, Mary Ann Smith., who is authorized to execute this conveyance, has hereto set her signature and seal, this the _____ day of _____, 2006.


GRANTOR, Mary Ann Smith

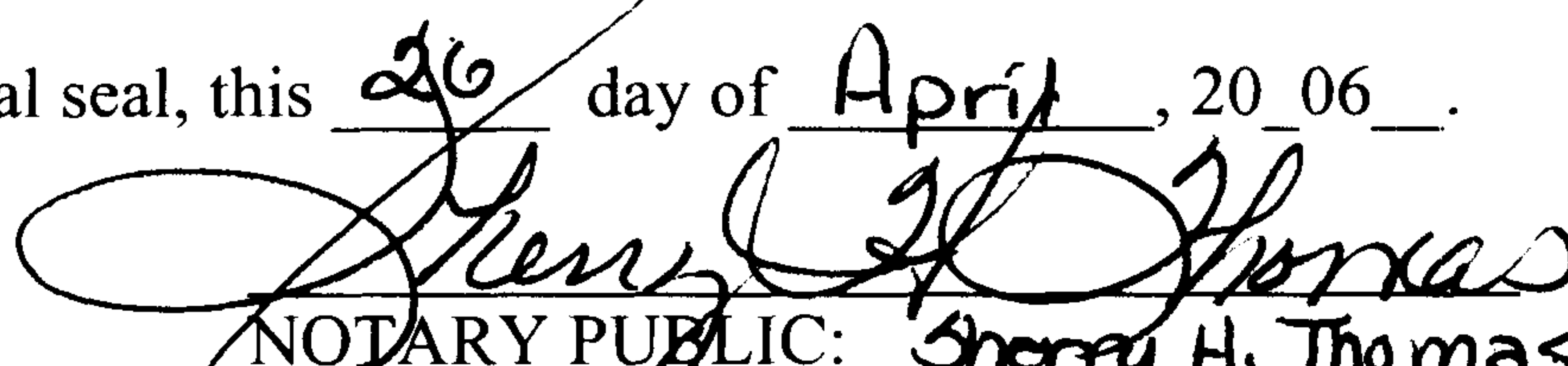
Shelby County, AL 04/26/2006
State of Alabama

Deed Tax: \$90.00

STATE of Alabama
COUNTY of Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Mary Ann Smith, wife, 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, each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 26 day of April, 2006.


NOTARY PUBLIC: Sherry H. Thomas
My Commission Expires: 12/16/2007

INSTRUMENT PREPARED BY:
Law Office of Sherry H Thomas, LLC
Chase Commerce Park, Suite 109
3821 Lorna Road
Birmingham, AL 35244

SEND TAX NOTICE TO:
Mr. & Mrs. Brad Lapinski
1200 Lake Point Vista
Birmingham, AL 35244