

This instrument was prepared by:
Stella Tipton, Esq.
2363 Lakeside Dr.
Birmingham, Alabama 35244

Send Tax Notice to:
David J. Smelcer
1194 Berwick Rd
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of One Hundred Eight Four Thousand Nine Hundred Dollars and no/100 Dollars (\$184,900.00), a certain portion of said proceeds being provided by a mortgage filed simultaneously herewith, to the undersigned **ALLEN L. LESLIE and Wife EVELYN G. LESLIE**, 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 **DAVID J. SMELCER** (herein referred as GRANTEE), the following described real estate, situated in Shelby County, Alabama, to-wit:

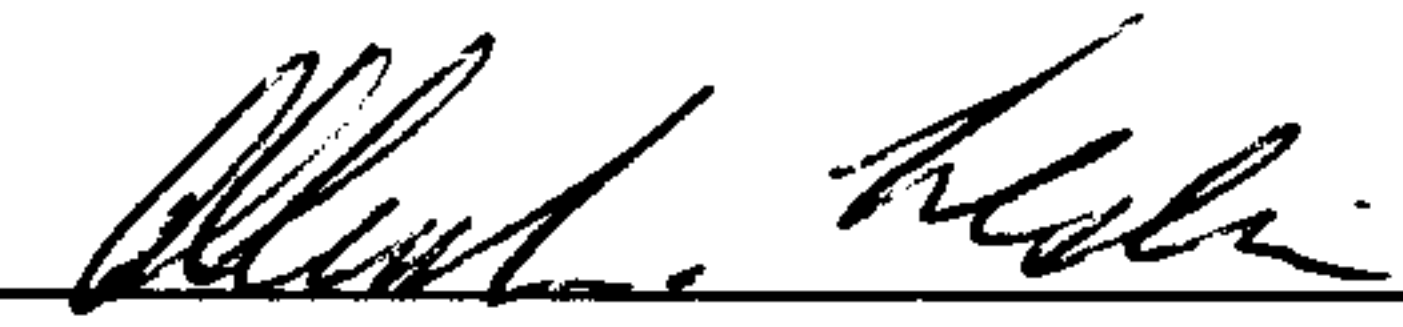
Lot 47, according to the Survey of Greystone Ridge Garden Homes, as recorded in Map Book 16 page 31, in the Probate Office of Shelby County, Alabama.

Subject to:

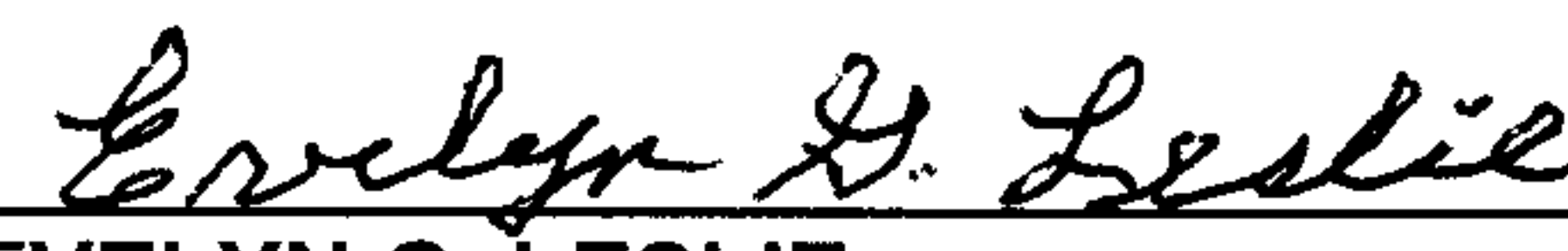
1. Taxes and assessments for the year 2008 and subsequent years.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including those set out in Deed Book 4 pages 486, 493 and 495 in the Probate Office of Shelby County, Alabama.
3. Any Easement(s), Right(s) of Way(s) and Restrictions(s) of record affecting the property.
4. Rights of other to use of Hugh Daniel Drive as described in Deed Book 301 Page 799 in the Probate Office of Shelby County.
5. Covenant and Agreement for Water Service as set out in instrument between Dantract and Shelby County, as set out in Real 235 page 574 in the Probate Office of Shelby County.
6. Restrictions, covenants and conditions and building setback lines as set out in Amended and Restated Restrictive Covenants recorded in Real 265 page 96 in Probate Office.
7. Greystone Multi-Family Declaration of Covenants, Conditions and Restrictions, as recorded in Real 316 page 239, as amended by First Amendment recorded in Real 319 page 238, Second Amendment recorded as Real 336 page 281, Third Amendment recorded as Inst. #1992-4710 and Fourth Amendment recorded as Inst. # 1993-10164, Fifth Amendment recorded in Inst. # 1993-3123 and Sixth Amendment in Inst No. 1993-10163 and Seventh Amendment recorded in Inst. No. 1993-16982 in Probate Office.
7. Greystone Ridge Garden Homes and First Addition to Greystone Ridge Garden Homes Declaration of Covenants, Conditions and Restrictions as Inst. #1992-4720 in the Probate Office.
8. Reciprocal Easement Agreement pertaining to access and roadway easements, as set out in Real 312 page 274, and First Amendment recorded in Real 317 page 253 and Second Amendment recorded as Inst #1993-3124 in Probate Office
9. Agreement between Daniel Oak Mountain Limited Partnership and Shelby Cable, Inc. recorded in Real 350 page 545 in Probate Office.
10. Easement(s) to Alabama Power Company by instrument(s) recorded as Inst. #1992-26820 in Probate Office.

TO HAVE AND TO HOLD unto the said GRANTEE, his heirs and assigns forever; And the GRANTORS do for themselves and for the heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that they are lawfully seized in fee simple of said premises; that said property is free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their heirs, executors and administrators shall, warrant and defend the same to the said GRANTEE, his heirs, executors and assigns forever, against the lawful claims of all persons.

1st IN WITNESS WHEREOF, the said GRANTORS have hereto set their signatures and seals, this the 1 day of April, 2008.



ALLEN L. LESLIE



EVELYN G. LESLIE

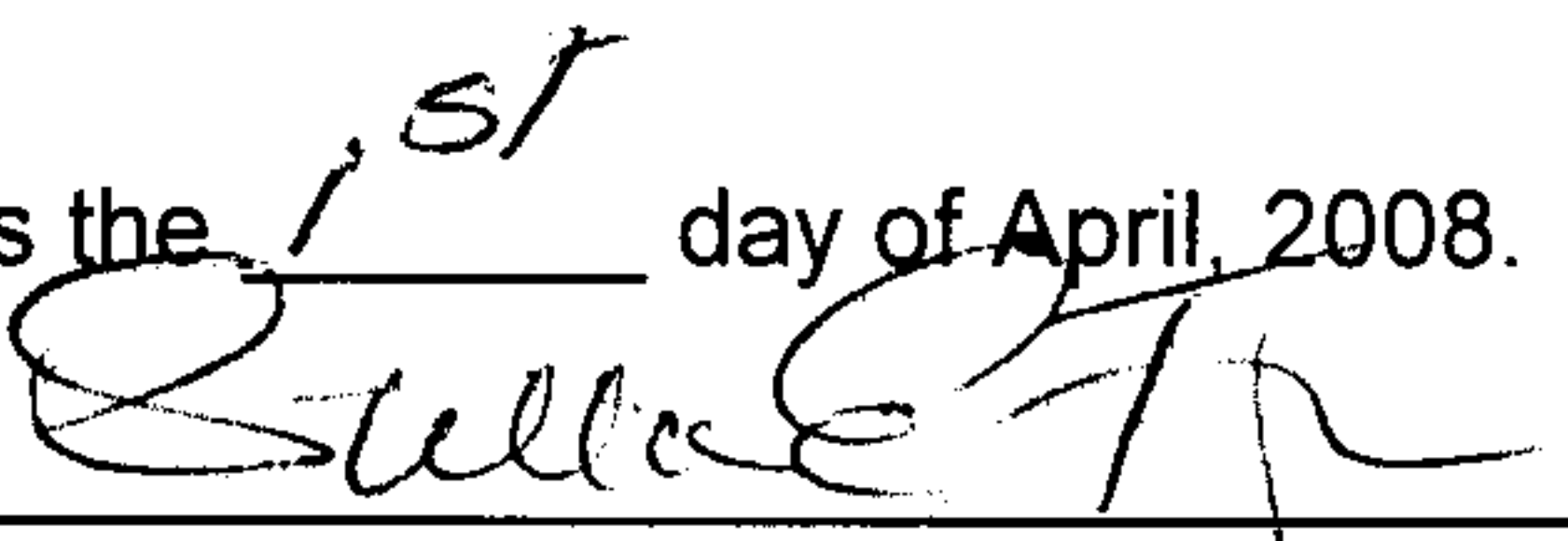
Shelby County, AL 04/02/2008
State of Alabama

Deed Tax: \$37.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that ALLEN L. LESLIE and EVELYN G. LESLIE whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, he or she has full authority to convey the subject property and being informed of the contents of the conveyance, each executes the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 1st day of April, 2008.



Notary Public
My Commission Expires: 2/7/2011