

THIS INSTRUMENT PREPARED BY:
Watkins Law Firm, LLC
3540 Independence Drive
Birmingham, Alabama 35209

GRANTEE'S ADDRESS:
James A. Smith
200 Belcher Drive
Pelham, AL 35124

STATE OF ALABAMA

GENERAL WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Seventy Thousand Dollars and Zero Cents (\$170,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, The Estate of Sara E. Higginbotham, Deceased, a/k/a/ Sara E. Higginbotham Cohen, Jefferson County, Alabama, Probate Case # 201568, Janet H. Sandlin, as Personal Representative (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey an undivided one-half (½) interest unto the GRANTEE, James A. Smith, a married individual (hereinafter referred to as GRANTEE), in and to the following described non-homesteaded real property, situated in Shelby County, Alabama, to wit:

A parcel of land located in the NE ¼ of the SE ¼ of Section 1, Township 20 South, Range 3 West; thence in a northerly direction along the Westerly line of said ¼ - ¼ section, a distance of 523.48 feet; thence 123 degrees 58 minutes right, in a southeasterly direction, a distance of 107.92 feet; thence 95 degrees 42 minutes 30 seconds left, in a northeasterly direction a distance of 350.87 feet; thence 90 degrees right, in a southeasterly direction, a distance of 60.0 feet to the point of beginning; thence continue along last described course, a distance of 100.0 feet; thence 90 degrees left, in a northeasterly direction, a distance of 327.06 feet; thence 94 degrees 55 minutes 30 seconds left, in a northwesterly direction to a distance of 100.37 feet; thence 85 degrees 04 minutes 30 seconds left, in a southwesterly direction of 318.44 feet to the Point of beginning, containing 0.741 acres. EXCEPT easements to Alabama Power in Vol. 101, Page 519, and Vol. 101, Page 511, Easements to American Telephone and Telegraph Company in Vol. 168, Page 44, Easements for postal telegraph cable in Vol. 80, Page 40.

Less and except all of that property conveyed to Shelby Industrial Fabricators, Inc., a Corporation, as set out in that certain deed recorded in Book 309, Page 821 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, unto the said GRANTEE, his heirs and assigns forever.

And the GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEE, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; and it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, has hereto set its signature and seal, this 25th day of November, 2008.

Shelby County, AL 03/03/2009
State of Alabama

Deed Tax: \$170.00

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, Janet H. Sandlin, Personal Representative for the Estate of Sara E. Higginbotham, Deceased, a/k/a/ Sara E. Higginbotham Cohen, Jefferson County, Alabama, Probate Case # 201568, whose name is signed to the foregoing instrument, and who is known to me or who was made known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of November, 2008

Seal:

Ashley Neese
Notary Public
My Commission Expires:

ASHLEY NEESE
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES 7-12-10