

THIS INSTRUMENT PREPARED BY:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

SENT TAX NOTICE TO:
Jimmy E. McClain
160 Kentwood Drive
Alabaster, AL 35007

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
) **KNOW ALL MEN BY THESE PRESENTS,**
COUNTY OF SHELBY)

That in consideration of **EIGHTY FIVE THOUSAND AND NO/100-----**
DOLLARS (\$85,000.00), to the undersigned grantor, **SMMS REALTY PARTNERSHIP**,
an Alabama general partnership, in hand paid by **JIMMY E. McCLAIN**, the receipt of
which is hereby acknowledged, the said **SMMS REALTY PARTNERSHIP**, does by these
presents, grant, bargain, sell and convey unto the said **JIMMY E. McCLAIN** the following
real estate, situated in Shelby County, Alabama, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO:

- 1. Taxes for the year 2010 and subsequent years. 2010 taxes are a lien not due and payable until October 1, 2010.**
- 2. Mutual Easement agreement as recorded in Inst. No. 2001-2624.**
- 3. Covenants, conditions, restrictions and easements as set out in Deed Book 275, Page 310.**
- 4. Title to all minerals within and underlying the premises, together with all mining rights and other right 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 275, Page 320, which are not owned by grantor.**

Herbert D. Buchanan and Jimmy E. McClain are all of the partners of SMMS Realty Partnership.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE ANY PART OF THE HOMESTEAD OF THE GRANTOR(S) OR THEIR SPOUSE(S).

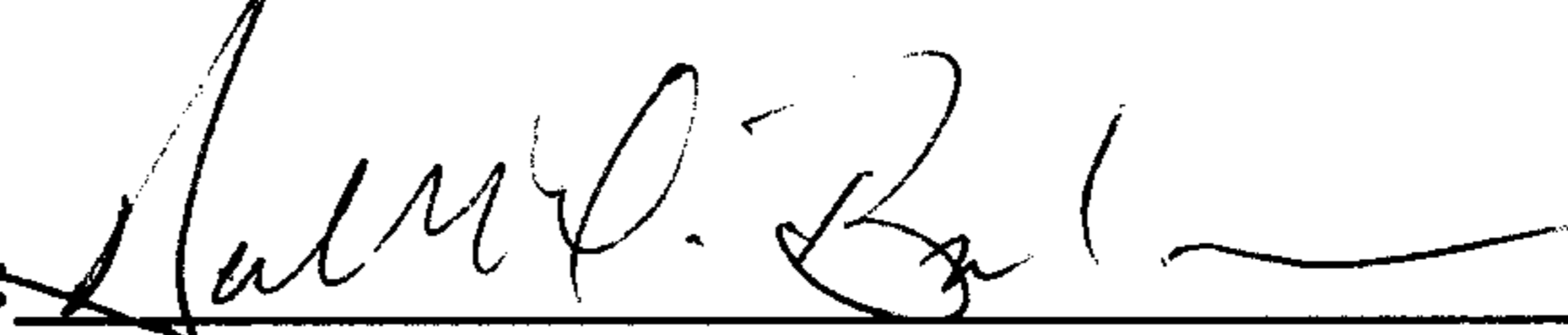
TO HAVE AND TO HOLD, To the said Grantees, his, her, their (its), heirs and assigns forever.

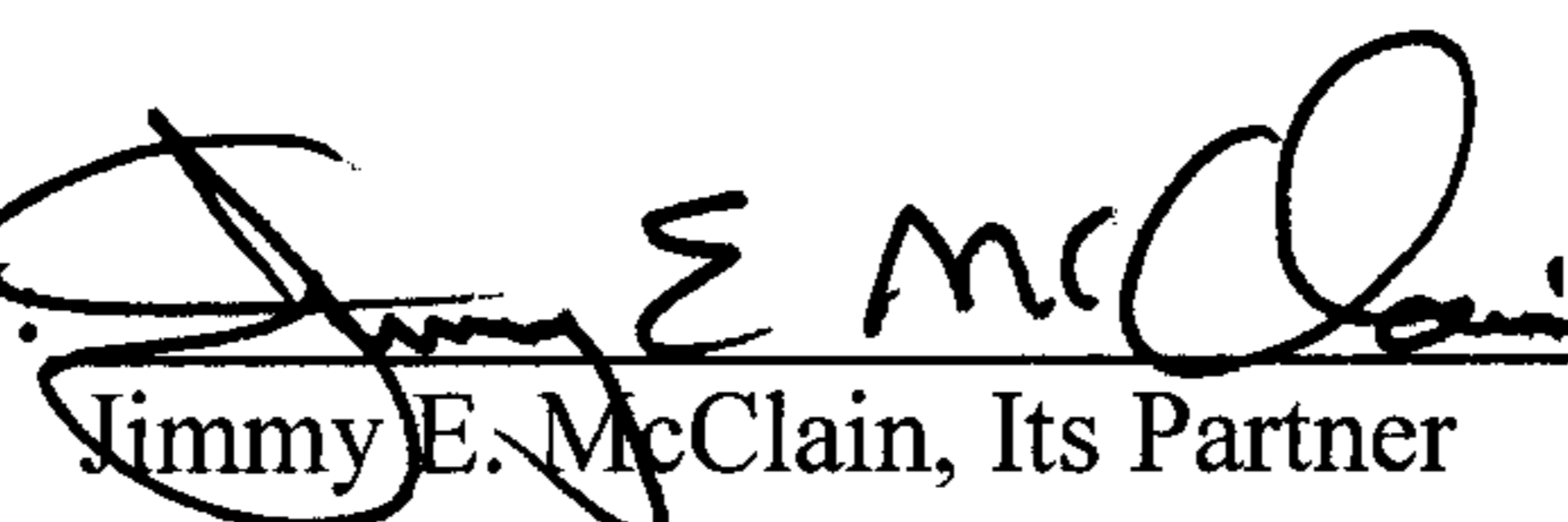
And said **Grantor**, does for itself, its successors and assigns, covenant with said **Grantees**, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it 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 **SMMS REALTY PARTNERSHIP**, an Alabama general partnership, by its partners, Herbert D. Buchanan and Jimmy E. McClain, and who are authorized to execute this conveyance, have hereto set their signature and seal, this the 15 day of March, 2010.

Shelby County, AL 03/16/2010
State of Alabama
Deed Tax : \$85.00

SMMS REALTY PARTNERHSIP

BY: 
Herbert D. Buchanan, Its Partner

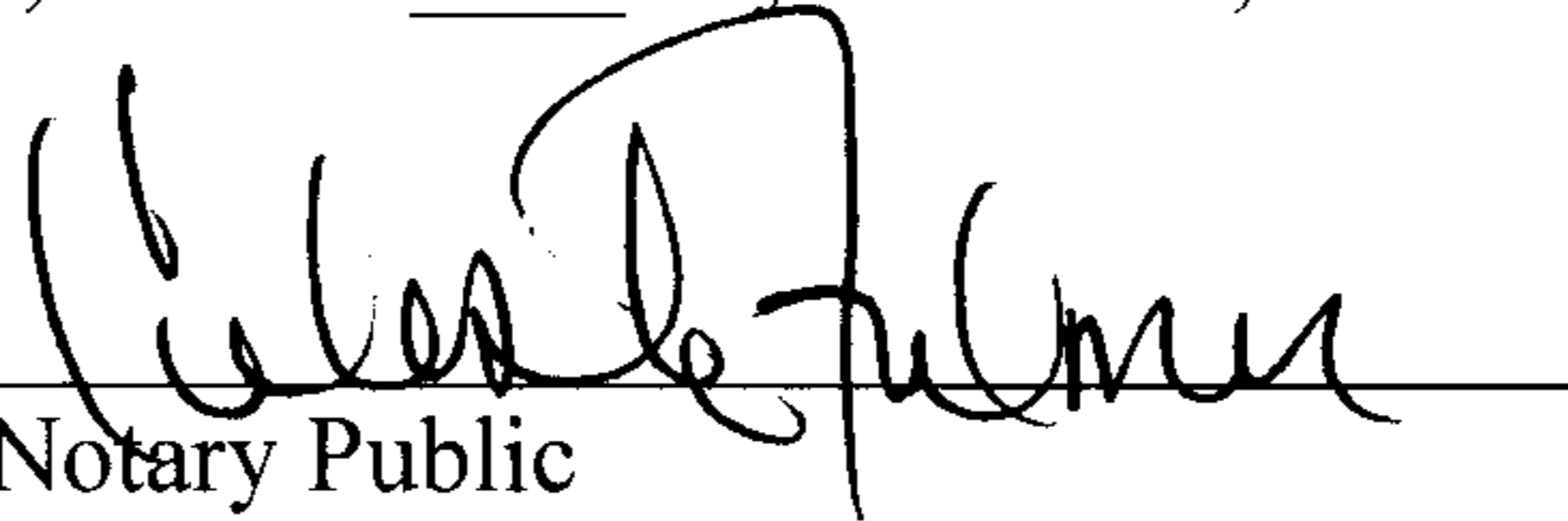
BY: 
Jimmy E. McClain, Its Partner


20100316000077400 1/3 \$102.00
Shelby Cnty Judge of Probate, AL
03/16/2010 03:34:07 PM FILED/CERT

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Herbert D. Buchanan and Jimmy E. McClain, whose names as partners of SMMS Realty Partnership, an Alabama general partnership, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, in their capacity as such partners, execute the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 15th day of March, 2010.


Notary Public

My Commission Expires: 10-6-12



20100316000077400 2/3 \$102.00
Shelby Cnty Judge of Probate, AL
03/16/2010 03:34:07 PM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 17, Township 21 South, Range 2 West, described as follows:

Commence at the Southwest corner of Section 17, Township 21 South, Range 2 West; thence South 88 degrees 14 minutes 00 seconds East along the South line of said section for distance of 1287.09 feet; thence North 34 degrees 40 minutes 33 seconds West for a distance of 150.31 feet to the point of beginning; thence South 55 degrees 19 minutes 27 seconds West for a distance of 150.00 feet; thence North 34 degrees 40 minutes 33 seconds West for a distance of 100.00 feet; thence North 55 degrees 19 minutes 27 seconds East for a distance of 150.00 feet to a point on the Southwesterly right of way of U.S. Highway No. 31 (100 feet R.O.W.); thence South 34 degrees 40 minutes 33 seconds East along said right of way for a distance of 100.00 feet to the point of beginning. Situated in Shelby County, Alabama.

