20050517000238120 1/1 $12.00
Shelby Cnty Judge of Probate, AL
05/17/2005 02:24:40PM FILED/CERT

This Instrument Prepared By:
Christopher R. Smitherman, Attorney at Law
Law Offices of Christopher R. Smitherman, L.L.C.
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice
Bradley Hodges
Rachel Hodges
4340 Morningside Drive
Helena, AL 35080

STATE OF ALABAMA)
) **WARRANTY DEED: JOINT TENANCY**
SHELBY COUNTY) **WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **One Hundred Forty Thousand & 00/100 Dollars ($140,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Frank A. Zito and wife, Marshea F. Zito,** hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Bradley Hodges and wife, Rachel Hodges,** hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to wit:

Lot 7 in Bock 4, according to Amended Map of Plantation South, First Sector, as recorded in Map Book 7, Page 173, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all items of record.

NOTE: PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE(S), ON EVEN DATE HEREWITH, IN FAVOR OF AMERICA'S WHOLESALE LENDER, IN THE SUM OF $140,000.00.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 13th day of May, 2005.

GRANTORS

Frank A. Zito (L.S.) Marshea F. Zito (L.S.)
Frank A. Zito Marshea F. Zito

STATE OF ALABAMA)
) **ACKNOWLEDGMENT**
SHELBY COUNTY)

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted names, *Frank A. Zito and Marshea F. Zito,* which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 13th day of May, 2005.

NOTARY PUBLIC
My Commission Expires: 5/13/2008