


SEND TAX NOTICE TO:
Michael Wilson and Jennifer Wilson
830 Fox Valley Farms Road
Alabaster, Alabama 35007

THIS INSTRUMENT WAS PREPARED BY:
Gregory Wayne Lee, Esquire
Lee & McClelland, LLC
P.O. Box 430222
Birmingham, AL 35243


20060619000291890 1/2 \$65.50
Shelby Cnty Judge of Probate, AL
06/19/2006 01:25:03PM FILED/CERT

Shelby County, AL 06/19/2006
State of Alabama

Deed Tax: \$51.50

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of -----Two hundred fifty-seven and No/100 Dollars (\$257,000.00)-----

To the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged,

Michael D. Smith a married man (herein referred to as GRANTOR(S)), do grant, bargain, sell and convey unto

Michael Wilson and wife Jennifer Wilson (herein referred to as GRANTEE(S)), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

80001

COMMENCING AT THE SE CORNER OF SECTION 32, T-20-S, R-3-W, SHELBY COUNTY, ALABAMA; THENCE RUN ALONG SAID SECTION LINE N0° 00' 00" E 200.180 FEET TO A POINT ON THE NORTH R-O-W LINE OF A COUNTY ROAD; THENCE RUN ALONG SAID R-O-W S87° 50' 00" W 189.530 FEET TO A POINT; THENCE CONTINUE ALONG SAID R-O-W S82° 10' 48" W 262.596 FEET TO A POINT AT THE INTERSECTION OF SAID NORTH R-O-W WITH THE EAST R-O-W LINE OF A COUNTY ROAD; THENCE RUN ALONG SAID EAST R-O-W LINE N21° 34' 46" W 165.017 FEET TO A POINT; THENCE CONTINUE ALONG SAID EAST R-O-W N0° 03' 03" W 464.956 FEET TO A POINT; THENCE RUN N88° 00' 06" E 510.980 FEET TO A POINT ON THE AFOREMENTIONED SECTION LINE; THENCE RUN ALONG SAID SECTION LINE S0° 00' 06" W 593.330 FEET TO THE POINT OF BEGINNING.

SAID PARCEL BEING A PART OF AND LYING IN THE SE 1/4 OF THE SE 1/4 OF SECTION 32, T-20-S, R-3-W, SHELBY COUNTY, ALABAMA.

- 1) The lien of Ad Valorem taxes for the year 2006 are a lien but neither due nor payable until 1 October, 2006.
- 2) Municipal improvements assessments and fire district dues against subject property, if any.
- 3) Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining 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.

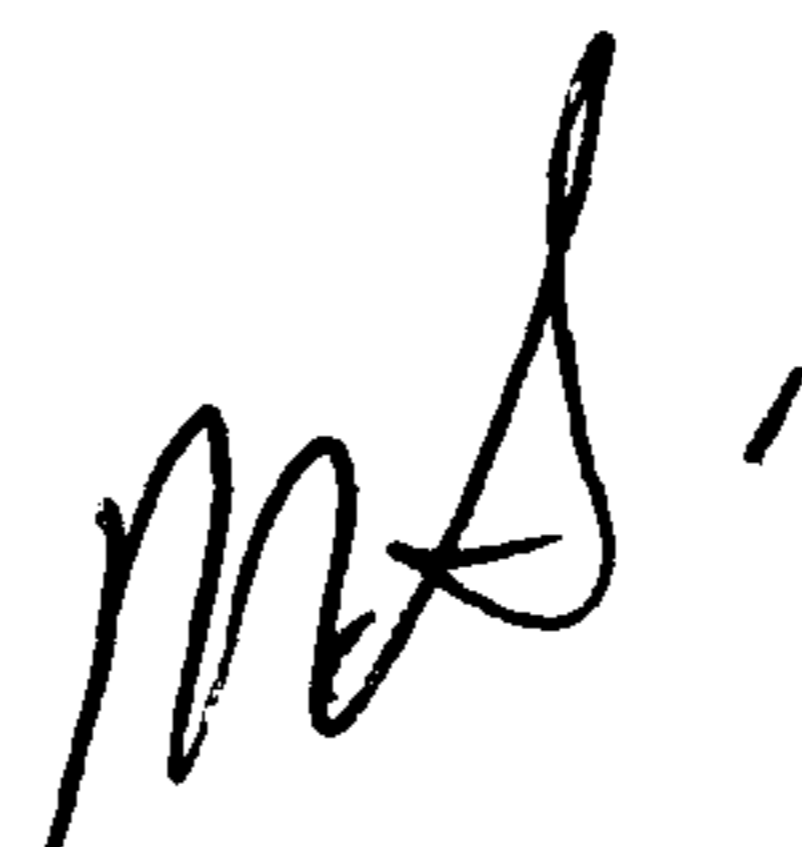
THIS IS NOT THE HOMESTEAD PROPERTY OF THE ABOVE STATED GRANTOR AND/OR HIS SPOUSE.

MICHAEL D. SMITH IS AN HEIR AT LAW OF FREDA A. SMITH AND FORD E. SMITH, PROBATE CASE NO. PR-2005-000466 AND PROBATE CASE NO. PR-2005-000467.

\$ 205,600.00
herewith.

of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP
Closers' Choice



TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this **May 31, 2006**.

(Seal)

(Seal)

Michael D. Smith

Michael D. Smith (Seal)

(Seal)

STATE OF ALABAMA

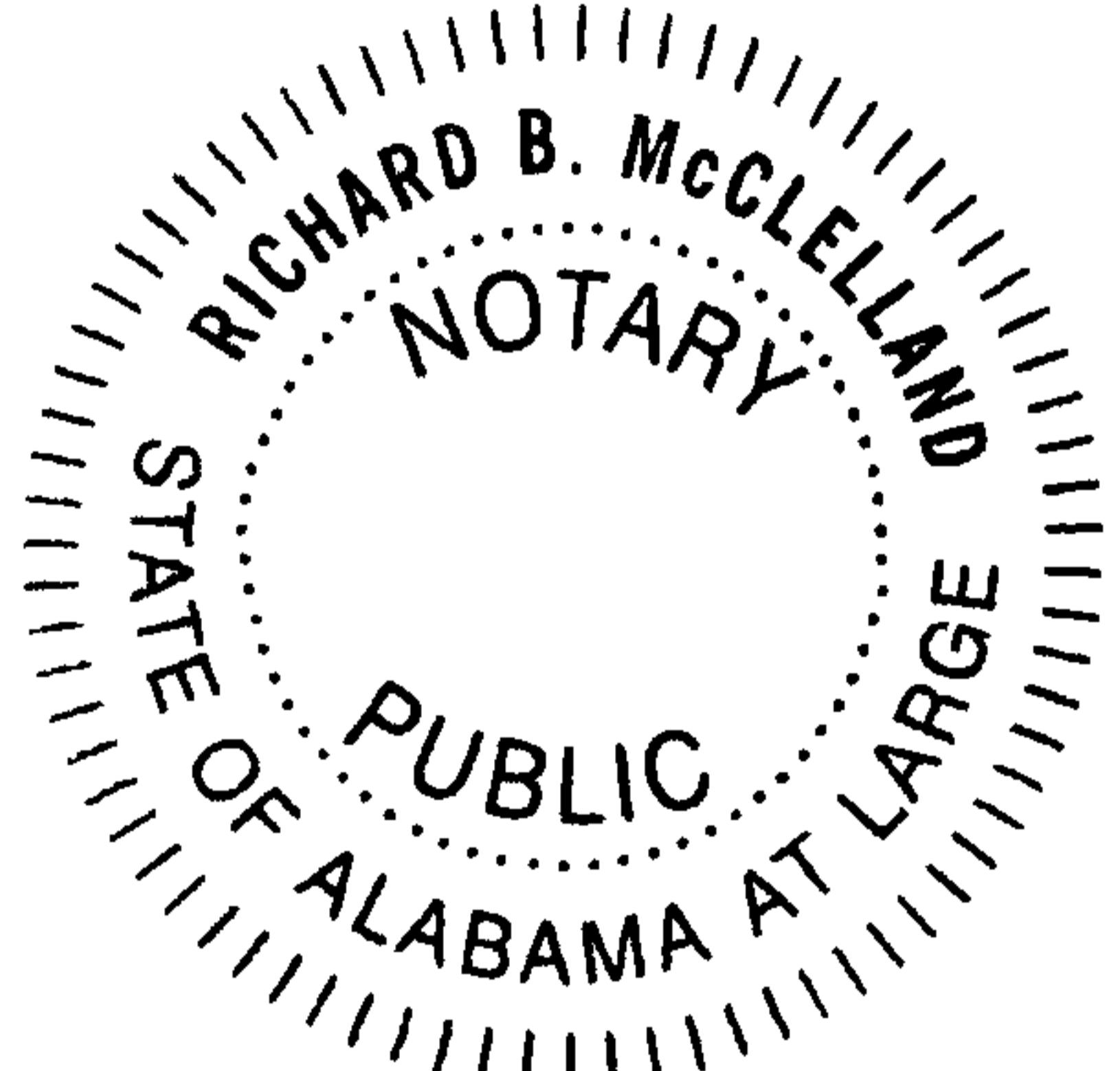
JEFFERSON COUNTY

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Michael D. Smith, a married man, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 31st day of May, 2006.

Richard B. McClelland

Notary Public. (Seal)



My Commission Expires:
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: OCT 21, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS