


✓ This Instrument Was Prepared By:  
Christopher R. Smitherman, Attorney At Law  
Post Office Box 261  
Montevallo, Alabama 35115  
(205) 665-4357

Send Tax Notice:  
Nancy A. Bunn  
4742 Highway 25  
Montevallo, AL 35115

  
20061101000538170 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
11/01/2006 10:05:04AM FILED/CERT

STATE OF ALABAMA            )  
  )  
SHELBY COUNTY                )           **WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of **Eighty-Five Thousand and 00/100 Dollars (\$85,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Edward E. Smith, Jr. and wife, Meredith Smith, Edward Paul Cordes and wife, Tina S. Cordes**, hereinafter called "Grantor," does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Nancy A. Bunn, a single person**, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County**, Alabama, to-wit:

**See attached Exhibit "A"**

**Subject to items of record.**


**Note: Purchase money first mortgage executed by grantee(s), on even date herewith, in favor of HMSV-USB Lending, LLC d/b/a MortgageSouth, in the sum of \$85,000.00.**

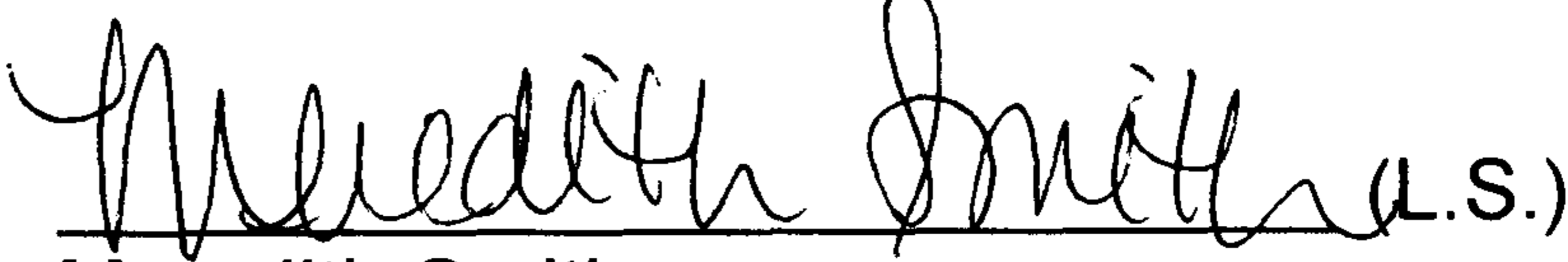
TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.


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


IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 30<sup>th</sup> day of October, 2006.

GRANTORS

  
\_\_\_\_\_  
Edward E. Smith, Jr. (L.S.)

  
\_\_\_\_\_  
Meredith Smith (L.S.)


  
\_\_\_\_\_  
Edward Paul Cordes (L.S.)

  
\_\_\_\_\_  
Tina S. Cordes (L.S.)

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

<sup>ELIZABETH S.</sup>  
I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted names, *Edward E. Smith, Jr., Meredith Smith, Edward Paul Cordes, Tina S. Cordes*, 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 30<sup>th</sup> day of October, 2006.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 12-11-07



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EXHIBIT "A"

A part of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 3, Township 24, Range 12 East, more particularly described as follows: Beginning at a point where the Eastern boundary of said SW  $\frac{1}{4}$  of NE  $\frac{1}{4}$  intersects with the Southern boundary of the Montevallo-Calera Highway right of way, this point being 650.12 feet North of the Southeast corner of said forty; thence run in a Westerly direction along the South right of way line of said highway, 150 feet to point of beginning of lot herein described; thence continue in a Westerly direction along said highway right of way 100 feet; thence in a Southerly direction parallel with the East line of said forty 175 feet; thence in an Easterly direction parallel with South right of way line of said highway 100 feet; thence in a Northerly direction parallel with East line of said forty 175 feet point of beginning. Situated in Shelby County, Alabama.