

THIS INSTRUMENT PREPARED BY:

NAME: D. Guillemin
ADDRESS: Two Devon Sq., 744 W. Lancaster Ave.
Wayne, Pennsylvania 19087-2594

Send Tax Notice To:

Ronald E. Dortch
2017 King Charles Place
Alabaster, AL 35007

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **WILLIAM R. SMITH and TRACY M. SMITH, husband and wife**

(herein referred to as grantor, whether one or more, grant, bargain, sell and convey unto **Ronald E. Dortch and Dawn Dortch**

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 42, according to the Amended Map of Spring Gate Sector One, as recorded in Map Book 18, Page 31, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any, of record.

THIS IS A PURCHASE MONEY MORTGAGE, the proceeds of the underlying loan having been applied on the purchase price of the property described herein and conveyed by deed to the mortgagors and recorded simultaneously herewith.

Inst # 1997-39404

12/03/1997-39404
03:32 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 21.50

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE(S), 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; and that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), their heirs and assigns forever.

IN WITNESS WHEREOF I/we have hereunto set my/our hand(s) and seal(s), this 22 day of July, 1997.

(Seal)

William R. Smith
William R. Smith (Seal)

(Seal)

Tracy M. Smith
Tracy M. Smith (Seal)

(Seal)

STATE OF ~~ALABAMA~~ MISSISSIPPI
LOVINGTON COUNTY

General Acknowledgment

I, **BROOKSIE SHOEMAKE**, a Notary Public in and for said County, in said State, hereby certify that **WILLIAM R. SMITH and TRACY M. SMITH, husband and wife**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, 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 22nd day of JULY, A.D., 1997.

Brooksie Shoemaker
Notary Public

My commission expires: BROOKSIE SHOEMAKE
My Commission Expires February 9, 1999