



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

SEND TAX NOTICE TO:
Steven S. Smyly
1409 East Whirlaway Circle
Helena, Alabama 35080

(Name) Brown and Battles, LLC
(Address) 3150 Hwy 52 West, Pelham, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirty-Nine Thousand 00/100***** (\$139,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Stephen E. Cobb and wife, Vickey H. Cobb

(herein referred to as grantors) do grant, bargain, sell and convey unto

Steven S. Smyly and wife, Melissa W. Smyly

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit

Lot 25, according to the Survey of Dearing Downs, Fourth Addition, as recorded in Map Book 9, Page 179, in the Probate Office of SHELBY County, Alabama; being situated in SHELBY County, Alabama.

Mineral and mining rights excepted.

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

\$132,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Inst # 2000-13779
04/27/2000-13779
11:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 WMS 15.50

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship

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, WE have hereunto set OUR hand(s) and seal(s), this 24th

day of April, 2000

WITNESS

(Seal) Stephen E. Cobb (Seal)
(Seal) Vickey H. Cobb (Seal)
(Seal) Vickey H. Cobb (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I B. Christopher Battles a Notary Public in and for said County, in said State, hereby certify that Stephen E. Cobb and wife, Vickey H. Cobb whose name 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 executed the same voluntarily on the day the same bears date

Given under my hand and official seal this 24th day of April A.D. 2000

My Commission Expires: 2-25-2001

Notary Public