

WARRANTY DEED

This instrument was prepared by:

NAME: B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

SEND TAX NOTICE TO:

NAME: Tonia L. Graham
ADDRESS: 602 Cahaba Manor Lane
Pelham, AL 35124

THE STATE OF ALABAMA
SHELBY COUNTY

Know All Men by These Presents: That in consideration of **Seventy three thousand (\$73,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I, **Cindy D. Smitherman, married** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Tonia L. Graham**, (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 2, according to the Survey of Cahaba Manor Townhomes, Third Addition, as recorded in Map Book 7, Page 158, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

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

\$72,393.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Cindy D. Smitherman and Cindy D. Smitherman Lovelady are one and the same.

The above mentioned property is not the homestead of the grantor nor her spouse.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

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

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 29th day of December 2000.

 (Seal)
CINDY D. SMITHERMAN

Witness

Witness

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **Cindy D. Smitherman** 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 this conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand and official seal, this 29th day of December, 2000.


NOTARY PUBLIC My Commission Expires: 2-25-01

Inst # 2001-00027

01/03/2001-00027
09:58 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMB 12.00