

**CORPORATION FORM WARRANTY DEED**  
**JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

STATE OF ALABAMA  
COUNTY OF SHELBY

That, in consideration of \$ 210,000.00 to the undersigned Grantor,  
Synovus Mortgage Corporation, in hand paid by  
the Grantees named herein, the receipt of which is hereby acknowledged, the said Grantor does by these  
presents, grant, bargain, sell and convey unto Gregory Scott Smith and Angela  
Smith, Husband and Wife (herein referred to as "Grantees") as joint tenants with  
rights of survivorship, the following described real estate, situated in Shelby County,  
Alabama, to-wit:

Lot 421-A, according to the resurvey of Lots 406 and 407 Amended  
Map of Old Cahaba Lakewood Sector, as recorded in Map Book 26, Page  
43, in the Office of the Judge of Probate of Shelby County, Alabama;  
being situated in Shelby County, Alabama.

Address of Property: 2245 Old Cahaba Place  
Helena, AL 35080

Described property to become the homestead of Grantees.

Subject to taxes for the year 2003 and subsequent years, easements, restrictions, reservations,  
rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining  
rights, if any.

\$ 210,000.00 of the purchase price is being paid by the proceeds of a first  
mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the  
death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such  
survivor forever, together with every contingent remainder and right of reversion. And said Grantor does  
for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully  
seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to  
sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and  
defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of  
all person.

IN WITNESS WHEREOF, the said GRANTOR, who is authorized to execute this conveyance,  
has hereto set its signature and seal this the 28 day of March, 20 03.

By:

Grantor

*Synovus Mortgage Corp.*  
*By: Jean Milwood*  
Grantor *Vice President*

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that  
Jean Milwood as Vice-President of Synovus Mortgage Corporation,  
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, he/she as such officer and  
with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of March, 20 03.

*Jannie E. Rodgers*  
Notary Public  
Commission Expires: 12/17/04

**This Instrument Prepared By:**  
Kevin Hays and Associates, PC  
100 Concourse Parkway, Suite 101  
Birmingham, AL 35244

**Send Tax Notices To:**  
Gregory Scott Smith  
Angela Smith  
2245 Old Cahaba Place  
Helena, AL 35080