

INSTRUMENT PREPARED BY:  
Douglas W. Ingram, Attorney  
9212 Brookhurst Drive Suite 102  
Birmingham, AL 35235

Mail Tax Notice to:  
Tera L. Garrett  
138 Daventry Drive  
Calera, Alabama 35040

WARRANTY DEED  
ALABAMA

SHELBY COUNTY

)  
) **Know All Men By These Presents.**  
)

That in consideration of One Hundred Thirty Six Thousand and 00/100ths Dollars (\$136,000.00) and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, We

James Adam Smith and wife by Heather D. Smith, by James Adam Smith, her Attorney in fact by Power of Attorney

herein referred to as GRANTORS do grant, bargain, sell and convey unto

Tera L. Garrett

(herein referred to as GRANTEE, the real estate described as follows, and situated in Shelby County, Alabama, to-wit:

Lot 55, according to the Survey of Resurvey of Daventry, Sector 1, as recorded in Map Book 26, Page 98, in the Probate Office of Shelby County, Alabama.

\$122,400.00 of the above consideration is being paid by a mortgage executed and recorded simultaneously herewith.

\$6,800.00 of the above consideration is being paid by a mortgage executed and recorded simultaneously herewith.

Subject to 2004 taxes, easements, restrictions, reservations, rights-of-way, limitations, covenants, conditions and mineral and mining rights, if any, of record.

TO HAVE AND TO HOLD, to the said GRANTEE, her heirs and assigns forever.

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

IN WITNESS WHEREOF, We have hereunto set my hand and seal this 7th day of April, 2004

\_\_\_\_\_  
(Seal)

James Adam Smith  
James Adam Smith

\_\_\_\_\_  
(Seal)

Heather D. Smith by James Adam Smith her attorney  
Heather D. Smith, by James Adam Smith, her Attorney in Fact by Power of Attorney

in fact by power of attorney  
Power of Attorney Acknowledgment

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Adam Smith and wife, Heather D. Smith, by James Adam Smith, her attorney in fact by power of attorney, which said POA has not been revoked as of the above date and whose names are signed to the foregoing conveyance, and 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 7th day of April, A.D., 2004.

Notary Public  
NOTARY PUBLIC

My Commission Expires 7/26/12/04