20040520000267110 Pg 1/1 28.20 Shelby Cnty Judge of Probate, AL 05/20/2004 11:07:00 FILED/CERTIFIED

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Law Offices of Christopher R. Smitherman, LLC
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice: Dana K. Hardin 1840 21st Avenue Calera, AL 35040

STATE OF ALABAMA)	WARRANTY DEED
SHELBY COUNTY	j	

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Eighty-Six Thousand and 00/100 Dollars (\$86,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kurt L. Lemire and wife, Leisl Lemire, hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto Dana K. Hardin, a married person, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 3, in Block 265, Town of Calera, as recorded by Resurvey of Original Survey of Town of Calera, in Plat Book 3, Page 123, in the probate Office of Shelby County, Alabama.

Subject to all items of record.

NOTE: PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE(S), ON EVEN DATE HEREWITH, IN FAVOR OF AMERICAN MORTGAGE NETWORK, INC., IN THE SUM OF \$68,800.00.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the <u>17th</u> day of <u>May</u>, <u>2004</u>.

<u>GRANTORS</u>

Kurt L. Lemire	(L.S.)	Leis Lemire	(L.S.)
STATE OF ALABAMA)	ZNIČIAN EDČASENT	
SHELBY COUNTY) ACI	KNOWLEDGMENT	

I, <u>Chris Smitherman</u>, a Notary Public for the State at Large, hereby certify that the above posted names, *Kurt L. Lemire and Leisl Lemire*, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF ØFFICE on this the 17th day of May, 2004.

NOTARY PUBLIC

My Commission Expires: 5