

This instrument was prepared by


SEND TAX NOTICE TO:

Daniel P. Rosser
Attorney at Law
P.O. Box 59501
Birmingham, AL 35259

Jon David and Amy Saunders
1299 Old Cahaba Trace
Helena AL 35080

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY


20040921000519770 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
09/21/2004 12:08:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **ONE HUNDRED SEVENTY-TWO THOUSAND DOLLARS AND NO/100'S (\$172,000.00) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **SAMUEL SMITH III AND KIM Y SMITH, HUSBAND AND WIFE** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **JON DAVID SAUNDERS AND AMY SAUNDERS** (herein referred to as GRANTEES, whether one or more), the following described real estate, situated in **SHELBY County, Alabama to-wit:**

Lot 523, according to the amended map of Old Cahaba, The Park Sector, as recorded in Map Book 25, Page 126, in the Probate Office of Shelby County, Alabama.

\$172,000 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.


This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record affecting Grantor's title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

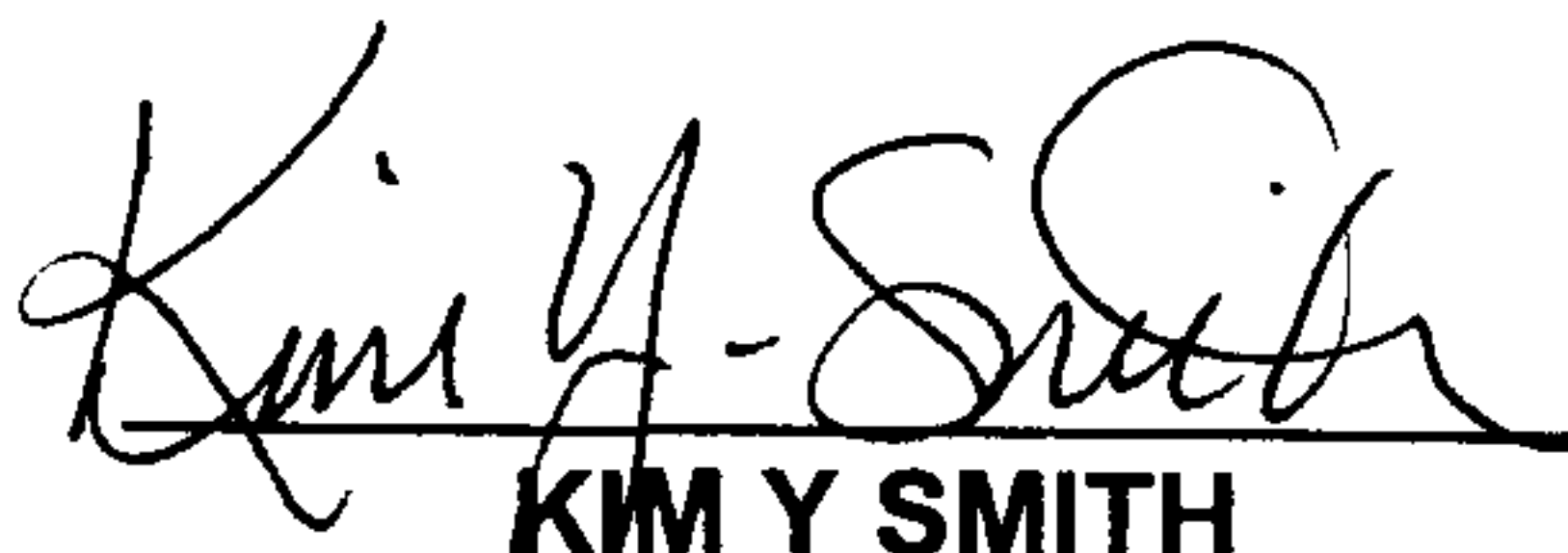
For advalorem tax purposes the property address is: **1299 Old Cahaba Trace, Helena, Alabama,** JEFFERSON County, Alabama

The preparer of this instrument has served as a scrivener only and has not examined title to the property for purposes of Grantors's representations made herein or rendered any opinion with respect thereto.

ENDFIELD And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we, **SAMUEL SMITH III AND KIM Y SMITH, HUSBAND AND WIFE,** have hereunto set my (our) hand(s) and seal(s) this 10TH day of **SEPTEMBER, 2004.**

 (SEAL)
SAMUEL SMITH III

 (SEAL)
KIM Y SMITH

STATE OF ALABAMA
SHELBY COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that, **SAMUEL SMITH III AND KIM Y SMITH, HUSBAND AND WIFE** whose names 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 10TH day of **SEPTEMBER, 2004**


Notary Public

My commission expires: _____

