20041124000645900 Pg 1/1 12.00
Shelby Cnty Judge of Probate,AL
1/24/2004 10:06:00 FILED/CERTIFIED

THIS INSTRUMENT PREPARED BY:
Samuel E. Wiggins, III, Esquire
334 Sixth Avenue South
Birmingham, Alabama 35205

SEND TAX NOTICE TO:
Cathy Smiley
149 Shine Drive
Pelham, Alabama 35124

WARRANTY DEED (Without with Rights of Survivorship)

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
JEFFERSON COUNTY)

That in consideration of the sum of One Hundred Thirty Four Thousand Nine Hundred Dollars and 00/100 Dollars ($134,900.00) to the undersigned grantors (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Southern Gent Contractors, Inc., a corporation (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Cathy Smiley, (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 30, according to the Final Plat, Wynfield Parc, Phase Three, as recorded in Map Book 32, Page 37 in the Probate Office of SHELBY County, Alabama.

$107,920.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

$26,980.00 of the purchase price recited above was paid from a second mortgage loan closed simultaneously herewith.

Subject to ad valorem taxes for the current tax year. Also subject to easements and restrictions of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, our heirs and assigns, that we are lawfully seized in fee simple of said premises; that we 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 19th day of November, 2004.

Southern Gent Contractors, Inc.

Ernie Berzette
Its: Vice-President

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that, Ernie Berzette, whose name as Vice-President of Southern Gent Contractors, Inc., a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and Official seal this 19th day of November, 2004.

Notary Public
My Commission Expires

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: June 27, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS

SAMUEL E. WIGGINS, III
Notary Public
STATE OF ALABAMA