This instrument was prepared by:
FOSTER & ASSOCIATES, LLC
Attorney Alan L. Foster
1816 – A 28th Avenue South
Homewood, Alabama 35209

Send Tax Notice To:
Christopher R. Shadrick
186 Ivy Brook Trail
Pelham, Alabama 35124

20041229000705780 Pg 1/1 12.00
Shelby Cnty Judge of Probate,AL
12/29/2004 12:51:00 FILED/CERTIFIED

STATE OF ALABAMA)
: WARRANTY DEED
COUNTY OF SHELBY)

THIS INDENTURE, made and entered into on this the 6th day of December, 2004 by and between **Roy A. Smith, IV, and Kimberly Smith** ~~husband and wife~~, hereinafter referred to as Grantor(s), and **Christopher R. Shadrick**, hereinafter referred to as Grantee(s):

WITNESSETH:

That for and in consideration of the sum of **One Hundred Seventy Nine Thousand Nine Hundred Dollars and 00/100 ($179,900.00)**, the receipt of which is hereby acknowledged, Grantor(s) do hereby grant, bargain, sell and convey unto the said Grantee(s), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in and being in the County of SHELBY, State of Alabama, to wit:

Lot 137A, according to the Final Plat of A Resurvey of Lots 136 and 137, Ivy Brook, Phase Three, recorded in Map Book 29, page 56, in the Probate Office of Shelby County, Alabama.

SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR'S NOR THE GRANTOR'S SPOUSE.

SUBJECT TO:

All restrictions, easements, reservations and rights-of-way of record in the Office of the Probate Judge of **SHELBY** County, Alabama.

GRANTEE(S) IS/ARE EXECUTING SIMULTANEOUSLY HEREWITH A PURCHASE MONEY MORTGAGE in favor of **Long Beach Mortgage Co.** for **143,920.00 with a Second Mortgage in the amount of $35,293.16.**

Together with all and singular the tenements, hereditaments and appurtenances there unto belonging or in any wise appertaining.

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

Grantor(s) represent and covenant with Grantee, her/his heirs and assigns, that Grantor(s) are seized of an indefeasible estate, in fee simple, in and to said described property, and that Grantor(s) have the lawful right to sell and convey the same; that said property is free of any and all liens, taxes and encumbrances whatsoever, and that Grantor(s) will forever warrant and defend Grantee, her/his heirs and assigns, in the quiet and peaceable possession of the same against the lawful claims or demands of any and all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) have hereunto set their hands and seals on this the day and in the ~~year first~~ herein above written.

Roy A. ~~Smith~~, IV, Grantor, an unmarried man

Kimberly Smith, Grantor, an ummarried woman

STATE OF ALABAMA)
: Acknowledgment
COUNTY OF **SHELBY**)

I, the undersigned, a Notary Public, in and for said State and County, hereby certify that **Roy A. Smith, IV** and **Kimberly Smith**, ~~husband and wife~~, 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/they executed the same voluntarily as his act on the day the same bears date.

Given under my hand and official seal this the **6th** day of **December**, 2004

Notary Public
My Commission Expires: 2-25-08