

SEND TAX NOTICE TO:

Mr. & Mrs. Jeffrey M. Long 2148 N. Grandeview Lane Maylene, AL 35114

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216

STATE OF ALABAMA: JEFFERSON COUNTY:

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

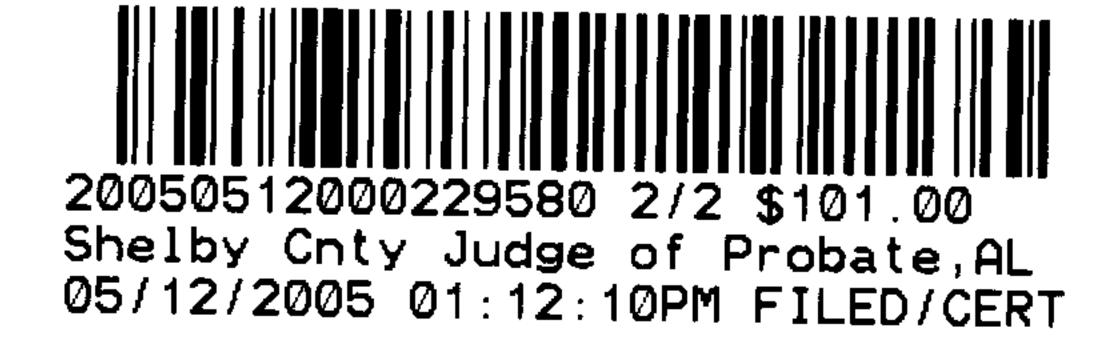
Lot 942, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster 9th Addition Phase 2, as recorded in Map Book 27, Page 85, in the Probate Office of SHELBY County, ALABAMA.

Subject to:

- 1. Property taxes for 2005 and subsequent years, not yet due and payable.
- 2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
- 3. Restrictions appearing of record in Inst. No. 2001-1048 and Inst. No. 2004-9286.

\$215,000.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.



And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 44 May, 2005.

(Seal)

STATE OF ALABAMA: JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SCOTT A. SMELTZER and DEANNA C. SMELTZER, 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 94 day of May, 2005.

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: Nov 5, 2007 BONDED THRU NOTARY PUBLIC UNDERWRITERS

Shelby County, AL 05/12/2005

State of Alabama

Deed Tax: \$87.00