20050512000229580 1/2 $101.00
Shelby Cnty Judge of Probate,AL
05/12/2005 01:12:10PM FILED/CERT

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**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **THREE HUNDRED AND TWO THOUSAND AND NO/100.....($302,000.00) Dollars**, to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **SCOTT A. SMELTZER and DEANNA C. SMELTZER, Husband and Wife (herein referred to as grantors)**, do grant, bargain, sell and convey unto **JEFFREY M. LONG and KARLA S. LONG (herein referred to as GRANTEES)** as joint tenants, with right of survivorship, the following described real estate situated in **SHELBY County, Alabama**; to-wit:

**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.

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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 9th day of May, 2005.

_____(Seal)
**SCOTT A. SMELTZER**

_____(Seal)
**DEANNA C. SMELTZER**

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 9th day of May, 2005.

NOTARY PUBLIC

_____
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