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This Instrument Prepared By:
Christopher R. Smitherman, Attorney at Law
Law Offices of Christopher R. Smitherman, L.L.C.
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notic
Shelby Cnty Judge of Probate, AL 05/24/2005 07:38:21AM FILED/CER1
Michelle Baugh
323 Ewing Street
Montevallo, AL 35115

STATE OF ALABAMA		
)	WARRANTY DEED: JOINT TENANCY
SHELBY COUNTY		WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Seventy-Eight Thousand & 00/100 Dollars (\$78,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, James Kirk Hamby and wife, Melissa Hamby, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto Brent A. Baugh and wife, Michelle Baugh, hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to wit:

Lots 8 and 9, Block B, according to Map of Wilmont, as shown by map recorded in Map Book 3, Page 124, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

Subject to all items of record.

NOTE: PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE(S), ON EVEN DATE HEREWITH, IN FAVOR OF <u>MERITAGE MORTGAGE CORPORATION</u>, IN THE SUM OF \$78,000.00.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantees shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 19th day of May, 2005.

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CDANTODO

James Kirk Hamby	(L.S.)	Melissa Hamby	(L.S.)
STATE OF ALABAMA			
SHELBY COUNTY) ACK	KNOWLEDGMENT	

I, <u>Chris Smitherman</u>, a Notary Public for the State at Large, hereby certify that the above posted names, *James Kirk Hamby and Melissa Hamby*, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 19th day of May, 2005.

NOTARY PUBLIC | 3 200 My Commission Expires: