This instrument was prepared by

700203

SEND TAX NOTICE TO:

20050607000275650 1/2 \$15.00 Shelby Cnty Judge of Probate, AL 06/07/2005 12:01:32PM FILED/CERT

Daniel P. Rosser Attorney at Law P.O. Box 59501 Birmingham, AL 35259

Peter Harralson
102 Gables Drive
Birmingham, AL 35244

WARRANTY DEED

STATE OF ALABAMA COUNTY OF SHELBY

## KNOW ALL MEN BY THESE PRESENTS:

That in consideration of <u>EIGHTY-NINE THOUSAND NO/100'S</u> (\$89,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, <u>JEREMIAH JAY SMITH, AN UNMARRIED MAN</u> (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, <u>PETER HARRALSON</u> (herein referred to as GRANTEES, whether one or more), the following described real estate, situated in <u>SHELBY</u> County, Alabama to-wit:

See Attached Exhibit A

\$\frac{\sqrt{000.00}}{\sqrt{000.00}}\$ of the consideration herein was derived from \$\frac{\sqrt{000.00}}{\sqrt{000.00}}\$ mortgage loans closed simultaneously herewith.

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record affecting Grantor's title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

For advalorem tax purposes the property address is <u>102 Gables Drive</u>, <u>Birmingham Alabama</u>, SHELBY County, Alabama

The preparer of this instrument has served as a scrivener only and has not examined title to the property for purposes of Grantors's representations made herein or rendered any opinion with respect thereto.

ENDFIELD And I do, for myself and for my heirs, executors and administrators, covenant with said GRANTEES, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I, <u>JEREMIAH JAY SMITH, AN UN MARRIED MAN</u>, have hereunto set my (our) hand(s) and seal(s) this <u>1ST</u> day of <u>JUNE</u>, 2005.

JEREMIAH JAY SMITH

STATE OF ALABAMA
JEFFERSON COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that <u>JEREMIAH JAY</u> <u>SMITH, AN UN MARRIED MAN</u> whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, SHE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1ST day of JUNE, 2005

Notary Public

My commission expires:

EXP. 8-27-07 BEALL OF AUBLIC AUBLICATION AUB

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**EXHIBIT** "A" File No.: 700203

UNIT 102, BUILDING 1, IN THE GABLES, A CONDOMINIUM LOCATED IN SHELBY COUNTY, ALABAMA AS ESTABLISHED BY DECLARATION OF CONDOMINIUM AND BY-LAWS THERETO RECORDED IN REAL VOLUME 10, PAGE 177 AND AMENDED IN REAL VOLUME 27, PAGE 733, REAL VOLUME 50, PAGE 327, REAL VOLUME 50, PAGE 340, AND RE-RECORDED IN REAL VOLUME 50, PAGE 942, REAL VOLUME 165, PAGE 578 AND AMENDED IN REAL VOLUME 59, PAGE 19, AND FURTHER AMENDED BY CORPORATE VOLUME 30, PAGE 407 AND REAL VOLUME 96, PAGE 855 AND REAL VOLUME 97, PAGE 93 AND BY-LAWS AS AMENDED IN REAL VOLUME 27, PAGE 733 AND THEN AMENDED IN REAL VOLUME 50, PAGE 325, FURTHER AMENDED BY REAL VOLUME 189, PAGE 222, REAL VOLUME 222, PAGE 691 AND REAL VOLUME 238, PAGE 241, REAL 269, PAGE 270, FURTHER AMENDED BY ELEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM AS RECORDED IN 284 PAGE 181. TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, AS SET FORTH IN AFORESAID MENTIONED DECLARATION, SAID UNIT BEING MORE PARTICULARLY DESCRIBED IN THE FLOOR PLANS AND ARCHITECTURAL DRAWINGS OF THE GABLES CONDOMINIUM AS RECORDED IN MAP BOOK 9, PAGES 41 THROUGH 44 AND AMENDED IN MAP BOOK 9, PAGE 135, MAP BOOK 10, PAGE 41 THRU 44 AND FURTHER AMENDED BY MAP BOOK 12, PAGE 50, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.