

Send Tax Notice To:

MATTHEW SMITH

118 Phillips Cir.
Columbiana, AL 35057

20050811000412620 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
08/11/2005 11:46:09AM FILED/CERT

This instrument was prepared by:

✓ Mike T. Atchison

P O Box 822

Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

HENRY COUNTY)

That in consideration of **NINETY EIGHT THOUSAND and NO/00 (\$98,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

MICHAEL SHANE MISKELLY AND WIFE, CHRISTINA W MISKELLY
grant, bargain, sell and convey unto,

MATTHEW SMITH

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 9 and Fractional Lot 10 of Block 1, according to the survey of Columbiana Homes, Inc. Subdivision, as recorded in Map Book 3, Page 82, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the homestead of the grantor or of his/her spouse.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

\$98,000.00 of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27TH day of July, 2005



MICHAEL SHANE MISKELLY



CHRISTINA W MISKELLY

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, MICHAEL T ATCHISON, a Notary Public in and for said County, in said State, hereby certify that

MICHAEL SHANE MISKELLY AND CHRISTINA W MISKELLY
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 27TH day of July, 2005.


Notary Public

My Commission Expires: 10-16-08

