20051101000566870 1/1 \$45.00 Shelby Cnty Judge of Probate, AL 11/01/2005 12:28:24PM FILED/CERT

This instrument prepared by:

NEWELL & HOCUTT, LLC
A I I O R N E Y 5 A I L A W

HERBERT M. NEWELL, III

2117 JACK WARNER PARKWAY, SUITE 5 TUSCALGOSA, ALABAMA 35401

TELEPHONE (205) 343.0340

STATE OF ALABAMA

SHELBY COUNTY

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$169,900 and other good and valuable consideration JOSEPH A. MILLIGAN and wife PENNY L. MILLIGAN ("Grantors"), grant, bargain, sell, and convey to JACKSON H. SMITH ("Grantee") all of their right, title and interest in and to the following described real estate located in Shelby County, Alabama (the "Real Property"):

Lot 6 according to the Survey of Apache Ridge First Sector as recorded in Map Book 12, Page 29, Shelby County, Alabama Records.

This conveyance is made to Grantee absolutely and in fee simple, but subject to all restrictive covenants, rights-of-way, easements and reservations of record that apply to the Real Property.

Grantors warrant and represent to Grantee that (i) Grantors are lawfully seized of the Real Property in fee simple; (ii) the Real Property is free from all encumbrances unless otherwise noted herein; (iii) Grantors are entitled to the immediate possession of the Real Property; (iv) Grantors have the right to sell and convey the Real Property to Grantee.

This instrument and conveyance binds or benefits the parties and their heirs, successors, assigns, next of kin, and personal representatives (as the case may be) as if they were named as Grantor or Grantee in this instrument.

IN WITNESS WHEREOF, Grantors have executed this instrument under seal on this day of October 2005.

Joseph A. Milligan, Grantor

Penny L. Milligan, Grantor

STATE OF ALABAMA

Υ

d/w/by COUNTY

SS.

I, the undersigned notary public in and for said county in and for said state, hereby certify that Joseph A. Milligan and Penny L. Milligan, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the day of October 2005.

Notary Public

My Commission Expires:

Larry Wills
My Commission

Expires 1/21/06

Shelby County, AL 11/01/2005 State of Alabama

00015614.DOC

Deed Tax:\$34.00

River South Title