This instrument was prepared by Mitchell A. Spears
Attorney at Law
P.O. Box 119
Montevallo, AL 35115-0091

205/665-5102 205/665-5076

Send Tax Notice to:

(Name) Eddie Smith and Meredith Smith

(Address) 807 Hmll. 10

Mantenallo 41 35/15

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY THOUSAND DOLLARS AND 00/100 (\$40,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

EDWARD D. BROWN, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto

20060331000150290 1/1 \$12.00 Shelby Cnty Judge of Probate, AL 03/31/2006 01:25:08PM FILED/CERT

EDDIE SMITH and wife, MEREDITH SMITH

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **SHELBY** County, Alabama to-wit:

Lots 28, 29, 30, 31, 32, 33 and 34, Block "E", Ellis' Addition to Town of Montevallo, Shelby County, Alabama.

SUBJECT TO:

- Taxes for 2006 and subsequent years. 2006 ad valorem taxes are a lien but not due and payable until October 1, 2006.
- Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.
- Permits, easements and right of way of record.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

SUBJECT TO PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTOR HEREIN, ON EVEN DATE HEREWITH, IN FAVOR OF CENTRAL STATE BANK IN THE SUM OF \$40,000.00

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor 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, that 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 29hday of March, 2006.

EDWARD D. BROWN

STATE OF ALABAMA)
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Edward D. Brown**, whose name 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of Musica, 2006.

Notary Public

My commission expires: