

✓ This instrument was prepared by:
Perryn G. Carroll, Attorney at Law
P.O. Box 530543
Birmingham, Alabama 35253

WHEN RECORDED RETURN TO:
Perryn G. Carroll, Attorney at Law
P.O. Box 530543
Birmingham, Alabama 35253

SEND TAX NOTICE TO:
Harold Lockhart, Jr. & Isabel Lockhart
213 Legacy Court
Hoover, Alabama 35242

Form 1-1-27 Rev 1-66

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**



20060503000207350 1/2 \$331.00
Shelby Cnty Judge of Probate, AL
05/03/2006 09:54:48AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred Eighty Five Thousand Dollars and No 00/100 (\$785,000.00), paid by **Mortgage (1st and 2nd) in the amount of Four Hundred Seventeen Thousand Dollars and No 00/100 (\$417,000.00) and Fifty-One Thousand Dollars and No 00/100 (\$51,000.00)** filed at the same time as this deed, to the undersigned grantor, Broderick D. Smiley, a single man, by his Attorney-In-Fact, Karon K. Smiley, (herein referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged the said GRANTORS does by these presents, grant bargain, sell and convey unto Harold Lockhart, Jr. and Isabel Lockhart, a married couple, (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, together with every contingent remainder and right of reversion, the following described real estate in SHELBY County.

Lot 144, according to the Survey of Greystone Legacy 1st Sector, as recorded in Map Book 26, Page 79, A, B and C. in the Probate Office of SHELBY County, ALABAMA.

Situated in Shelby County, Alabama.

Subject To:

1. Easement(s), building line(s) and restriction(s) as shown on recorded map.
2. Restrictions appearing of recorded in Instrument No.1999-50995; Instrument No. 2000-12771; Instrument No. 200006-5078; Instrument No. 200303-2094 and Instrument No. 200309-4589.
3. Right-of-way as recorded in Instrument No. 2001-38396; Instrument No. 200307-9438.
4. Right-of-way granted to Greystone recorded Instrument No. 199950996.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.

Shelby County, AL 05/03/2006
State of Alabama

Deed Tax: \$317.00

And said Grantors do for themselves, their heirs, successors and assigns covenant with the said Grantees, their heirs, successors and assigns, that they are lawfully seized in fee simple of said premises, it is free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey same as aforesaid: that they will and their successors and assigns shall warrant and defend the same to the said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures and seals, this 29th day of March, 2006.

Witness

Broderick D. Smiley by his Attorney-in-Fact
Broderick D. Smiley Karon K. Smiley

STATE OF ALABAMA

COUNTY


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Broderick D. Smiley, a single man, by his Attorney-In-Fact, Karon K. Smiley, whose name is signed to the foregoing conveyance, and who is know to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily as her act on the day the same bears date.

Given under my hand and official seal the 29th day of March, 2006.

My Commission Expires

01/28/07

Karon K. Smiley
Notary Public


20060503000207350 2/2 \$331.00
Shelby Cnty Judge of Probate, AL
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