WARRANTY DEED

20060509000219210 1/2 \$34.00 Shelby Cnty Judge of Probate, AL 05/09/2006 02:50:48PM FILED/CERT

This instrument was prepared by: WILLIAM PATRICK COCKRELL WPC & ASSOCIATES LLC

Send tax notice to:
PEYTON B LOCKETT

(Name)

(Name)

ONE PERIMETER PARK S STE 451N BIRMINGHAM, ALABAMA 35243

102 BROOKHOLLOW WAY PELHAM, AL 35124

(Address)

(Address)

Shelby County, AL 05/09/2006 State of Alabama

Deed Tax: \$20.00

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY FIVE THOUSAND dollars (\$135,000.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we (I), <u>CHOOK SMITH and ROBIN SMITH</u>, <u>HUSBAND AND WIFE</u> (herein referred to as Grantor) do, grant, bargain, sell and convey unto <u>PEYTON B LOCKETT</u>, <u>UNMARRIED</u> (herein referred to as Grantees), the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 63, ACCORDING TO THE SURVEY OF BROOKHOLLOW, SECOND SECTOR, AS RECORDED IN MAP BOOK 17, PAGE 141, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF 115,000.00 IS FILED HEREWITH.

TO HAVE AND TO HOLD, to the said Grantee, his/her heirs and assigns forever.

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

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IN WITNESS WHEREOF, I have hereunto set my hand and seal, 04/14/06.

(Seal)

CHOOK SMITH

(Seal)

ROBIN SMITH

STATE OF ALABAMA
COUNTY OF SHELBY

General Acknowledgment

I, <u>William Patrick Cockrell</u>, a Notary Public in and for said County in said State, hereby certify that <u>CHOOK SMITH and ROBIN SMITH</u>, <u>HUSBAND AND WIFE</u> 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 04/14/06.

Notary Public

Return to: William Patrick Cockrell

WPC & Associates LLC

