

This Instrument was prepared by:
Holli Hargrove
3145 Green Valley Road, Birmingham, AL 35243
205.977-2888

Please send tax notice to: David Brett McEwen & Carla S. Smithey
447 Heathersage Road
Maylene, AL 35114



20060707000326920 1/1 \$32.00
Shelby Cnty Judge of Probate, AL
07/07/2006 02:18:44PM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

Shelby County, AL 07/07/2006
State of Alabama

That in consideration of two hundred nine thousand and no/100, dollars (\$209,000.00),

Deed Tax: \$21.00

to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged,

Mayhall Builders, Inc.

(herein referred to as grantor), does grant, bargain, sell and convey unto

David Brett McEwen and Carla S. Smithey

(herein referred to as grantee), 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, situated in Shelby County, Alabama, to wit:

Lot 19, according to the Survey of Lacey's Grove Phase I as recorded in Map Book 35, page 137 in the Probate Office of Shelby County, Alabama.

Subject to easements, current taxes, restriction and covenants, set-back lines and right of ways, if any, of record.

\$188,000.00 of the consideration herein was derived from a mortgage with America's Wholesale Lender closed simultaneously herewith.

TO HAVE AND TO HOLD to said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said Mayhall Builders, Inc., by John A. Mayhall, its, President who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of June, 2006.

Mayhall Builders, Inc.

By: _____ (SEAL)
By: John A. Mayhall
Its: President

STATE OF ALABAMA)
JEFFERSON COUNTY)

Corporation Acknowledgment

I, Jennifer Nichole Pilgreen the undersigned, a Notary Public in and for said County, in said State, hereby certify that John A. Mayhall, whose name as President of Mayhall Builders, Inc. an Alabama Corporation, is signed to the foregoing, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the foregoing, John A. Mayhall as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 30th day of June, 2006.

Jennifer Nichole Pilgreen
Notary Public

My Commission Expires: 4/01/09