

20060808000383970 1/2 \$316.00
Shelby Cnty Judge of Probate, AL
08/08/2006 03:37:18PM FILED/CERT

FRS File No.: 472644

Customer File No.: 288624sd

WARRANTY DEED

THE STATE OF ALABAMA }
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Four Hundred Seventy Seven Thousand and no/100----- DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Steven B. Smith and Donna J. Smith, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto
of XX John I. Clay and Andrea J. Clay, Husband and wife

(herein referred to as GRANTEE), their heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 24, according to the map or survey of The Cove of Greystone, Phase II, as recorded in Map Book 29, Page 136 A & B, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 1807 Hardwood View Drive, Hoover, AL 35242, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, their heirs and assigns, forever.

AND GRANTOR does covenant with the said GRANTEE their heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the

Simultaneously with the delivery of this deed, grantee executed a purchase money mortgage in the amount of \$175,000.00 to secure an amount borrowed to finance the above described property.

B2 2688

same to the said GRANTEE, ~~the~~ their heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, ~~the~~ their heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 3rd day of February, 2006.

Steven B. Smith (Seal)
Steven B. Smith

Donna J. Smith (Seal)
Donna J. Smith

THE STATE OF ALABAMA
COUNTY OF SHELBY }


I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Steven B. Smith MARRIED (fill in marital status) 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 seal this the 3rd day of FEBRUARY, 2006.

Frank Jeffrey Fabian (Seal)
Notary Public FRANK JEFFREY FABIAN
My Commission Expires May 7, 2007

My Commission Expires

THE STATE OF ALABAMA
COUNTY OF SHELBY }


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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Donna J. Smith MARRIED (fill in marital status) 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, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 3rd day of FEBRUARY, 2006.

Frank Jeffrey Fabian (Seal)
Notary Public FRANK JEFFREY FABIAN
My Commission Expires May 7, 2007

My Commission Expires

This document prepared by: Jason Benzinger, Account Specialist, 10125 Crosstown Circle, Suite 380, Eden Prairie, MN 55344

Re from FO:
FIRST NATIONAL FINANCIAL TITLE SERVICES
OF ALABAMA, INC.
1950 STONEGATE DRIVE, SUITE 150
VESTAVIA HILLS, AL 35242
PHONE (205) 968-8102 OR (800) 852-5960

Shelby County, AL 08/08/2006
State of Alabama
Deed Tax: \$302.00