



20060911000449460 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
09/11/2006 03:35:40PM FILED/CERT

NTC 0600544

Send tax notice to:

Greysi Arteaga  
412 Hunter Hills Place  
Chelsea, Alabama 35043

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

STATE OF ALABAMA  
Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety Nine Thousand Nine Hundred and 00/100 Dollars (\$199,900.00) in hand paid to the undersigned, Robert L. Smith and Jyll Smith (hereinafter referred to as "Grantor") by Greysi Arteaga (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 41, according to the Survey of Hunter Hills, Phase Two, as recorded in Map Book 22, Page 94, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

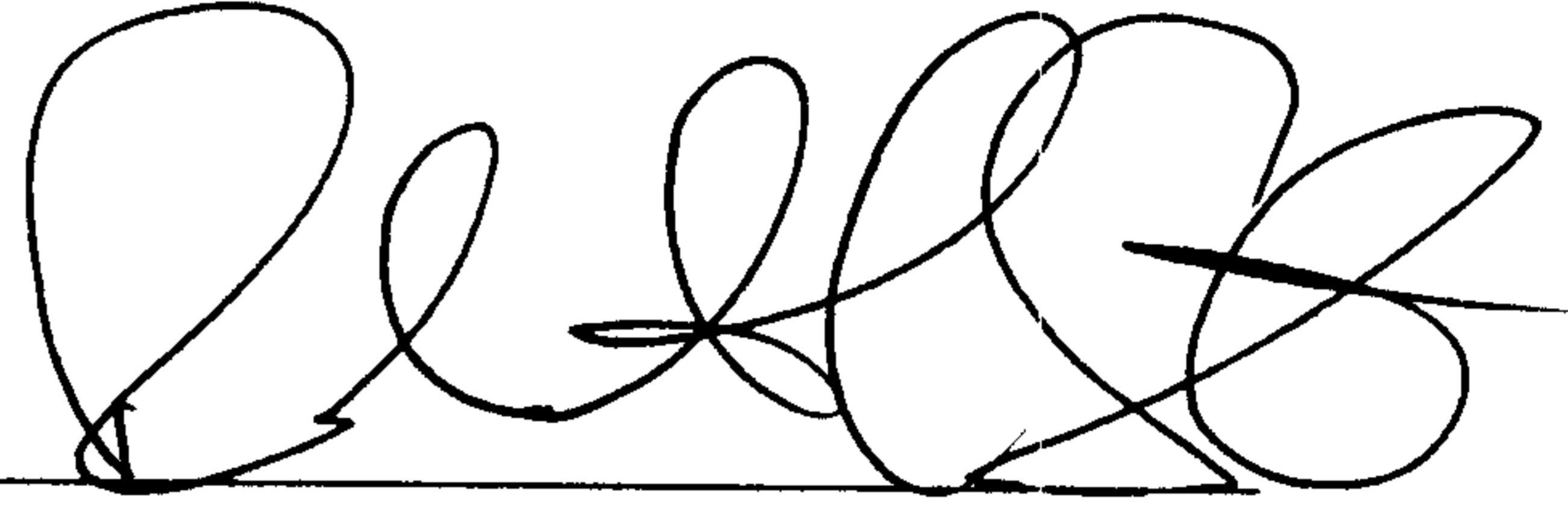
ADVALOREM TAXES DUE OCTOBER 01, 2006 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND  
CONDITIONS OF RECORD.

\$199,900.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF  
A MORTGAGE LOAN.

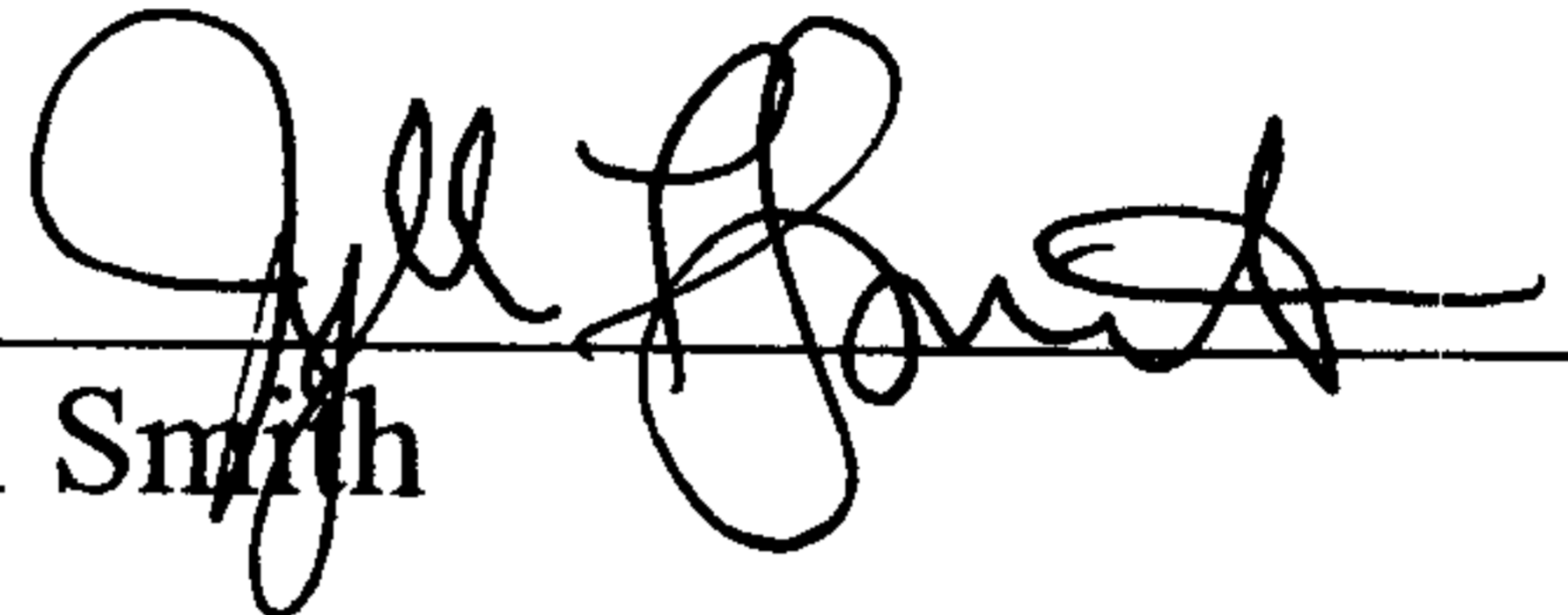
The Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that he is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators  
and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this the 24th day of August, 2006.



Robert L. Smith



Jyll Smith

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert L. Smith and Jyll Smith, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of August, 2006.



Notary Public  
Print Name: Paula D Levitt  
Commission Expires: 12-18-07

