This Instrument Was Prepared By: Christopher R. Smitherman, Attorney At Law Law Offices of Christopher R. Smitherman, LLC Post Office Box 261 Montevallo, Alabama 35115

Send Tax Notice: Janet R. Conwell 133 Vasser Circle Montevallo, AL 35115

> 20060915000460140 1/1 \$12.50 Shelby Cnty Judge of Probate, AL 09/15/2006 12:37:42PM FILED/CERT

(205) 665-4357 STATE OF ALABAMA

ATE OF ALABAMA) WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Sixty-Six Thousand and 00/100 Dollars (\$66,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, Charlie Smelley, heir at law of the Maggie Smelley, deceased on or about the 30 day of May 1989, 200—, and A. G. Smelley, deceased on or about the 27 day of 1971, 200—, hereinafter called "Grantor", does hereby GRANT, BARGAIN, SELL AND CONVEY unto Janet R. Conwell, hereinafter called "Grantees" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 12 and 13, Block 7, according to the Map of Aldmont, as recorded in Map Book 3, Page 3, in the Probate Office of Shelby County, Alabama.

Subject to all items of record.

The above identified consideration references the total for this transaction. The undersigned Grantor is an heir at law and will receive a 14.786 % share of the total amount stated herein.

NOTE: PURCHASE MONEY FIRST AND SECOND MORTGAGE EXECUTED BY GRANTEE(S), ON EVEN DATE HEREWITH, IN FAVOR OF Decision One Mortgage Company, IN THE SUM OF \$51.700.00 And \$12,940.00.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

Grantor covenants with Grantee that Grantor specifically warrants the property conveyed here, and that Grantor and Grantor's heirs and personal representatives will forever warrant and defend this property for Grantee and Grantee's heirs and personal representatives and assigns, from and against the claims and demands of Grantor and all persons claiming by, through, or under Grantor, but not against the claims of any others.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 174 day of July, 2006.

Grantors thereto on this date the 1 12 day of July, 2006.	
GRANTOR Malle Smelley (L.S.)	Shelby County, AL 09/15/2006 State of Alabama Deed Tax:\$.50
STATE OF GROUP) COUNTY) ACKNOWLEDGM	IENT
I,, a Notary Public for that the above posted name,, which who is known to me, acknowledged before me on this day that, be Deed, that said person executed the same voluntarily on the day to GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFI	eing informed of the contents of the

NOTARY PUBLIC

My Commission Expires: 1000