

This Instrument Was Prepared By:  
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Send Tax Notice:  
 Janet R. Conwell  
 133 Vasser Circle  
 Montevallo, AL 35115

20060915000460180 1/1 \$12.50  
 Shelby Cnty Judge of Probate, AL  
 09/15/2006 12:37:46PM FILED/CERT

STATE 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, **Peggy Smelley, heir at law of the Maggie Smelley, deceased on or about the 30<sup>th</sup> day of May, 1989, and A. G. Smelley, deceased on or about the 27<sup>th</sup> day of January, 1971**, 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 1.02857 % 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 \$51,760.00 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 11<sup>th</sup> day of September, 2006.

GRANTOR

Peggy L Moore Smelley (L.S.)  
 Peggy Smelley

Shelby County, AL 09/15/2006  
 State of Alabama

Deed Tax: \$.50

STATE OF Wisconsin  
Racine COUNTY

ACKNOWLEDGMENT

I, Athena Healey, a Notary Public for the State at Large, hereby certify that the above posted name, Peggy Smelley, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 11<sup>th</sup> day of September, 2006.

Athena Healey  
 NOTARY PUBLIC  
 My Commission Expires: 3-22-09