



20060920000466620 1/2 \$32.00
Shelby Cnty Judge of Probate, AL
09/20/2006 12:27:29PM FILED/CERT

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Law Offices of Christopher R. Smitherman, LLC
Post Office Box 281
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Ben W. McCrory
330 PARKWAY CR., EAST
Montevallo, AL 35115

STATE OF ALABAMA)
)
SHELBY COUNTY) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Eighty-Eight Thousand and 00/100 Dollars (\$88,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Patrick Burge Kelly, a married person**, hereinafter called "Grantor", does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Ben W. McCrory, a married person**, 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:

Lot 4, Block 3, according to the Map of Arden Subdivision, as recorded in Map Book 3, Page 64, in the Probate Office of Shelby County, Alabama.

NOTE: PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE(S), ON EVEN DATE HERewith, IN FAVOR OF REGIONS MORTGAGE, IN THE SUM OF \$ 70,400.00.

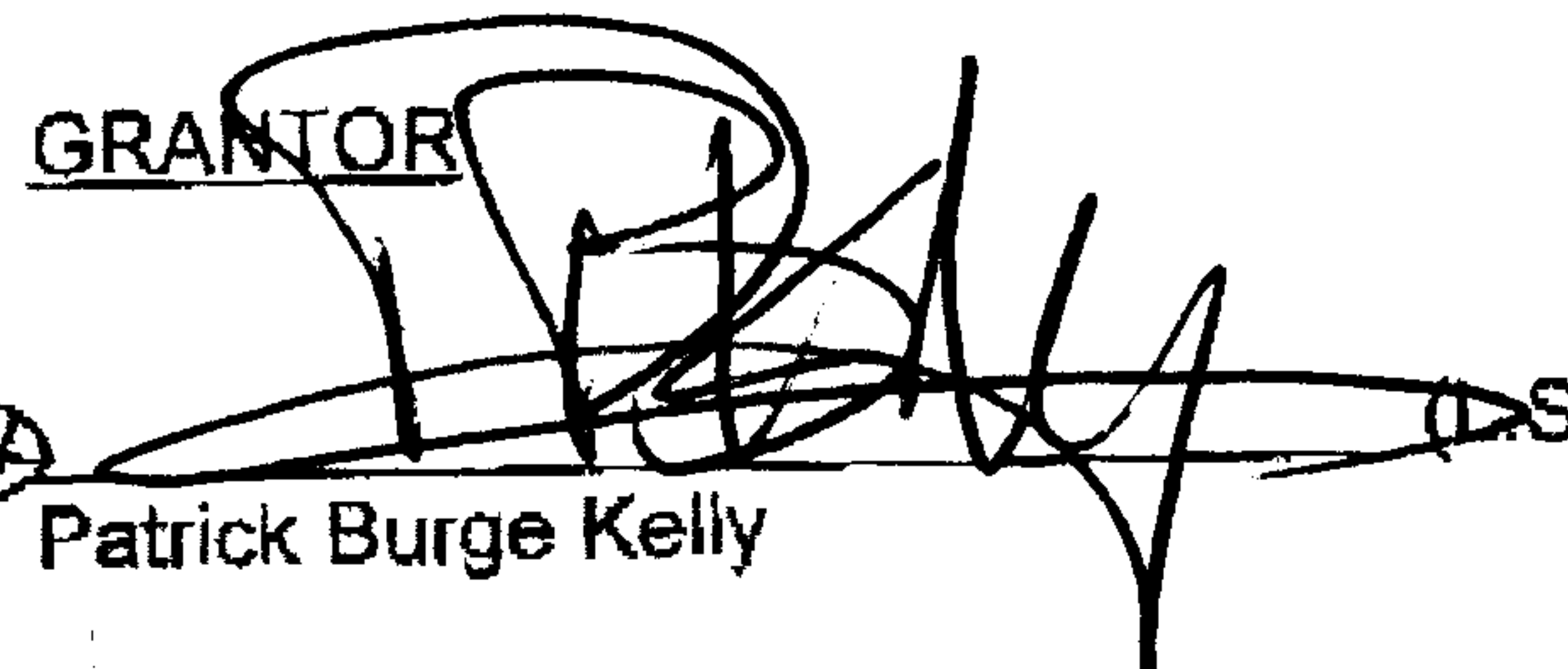
Note: This property does not constitute homestead property for the Grantor.

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 16th day of September, 2006.

GRANTOR


Patrick Burge Kelly (D.S.)



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STATE OF TENNESSEE

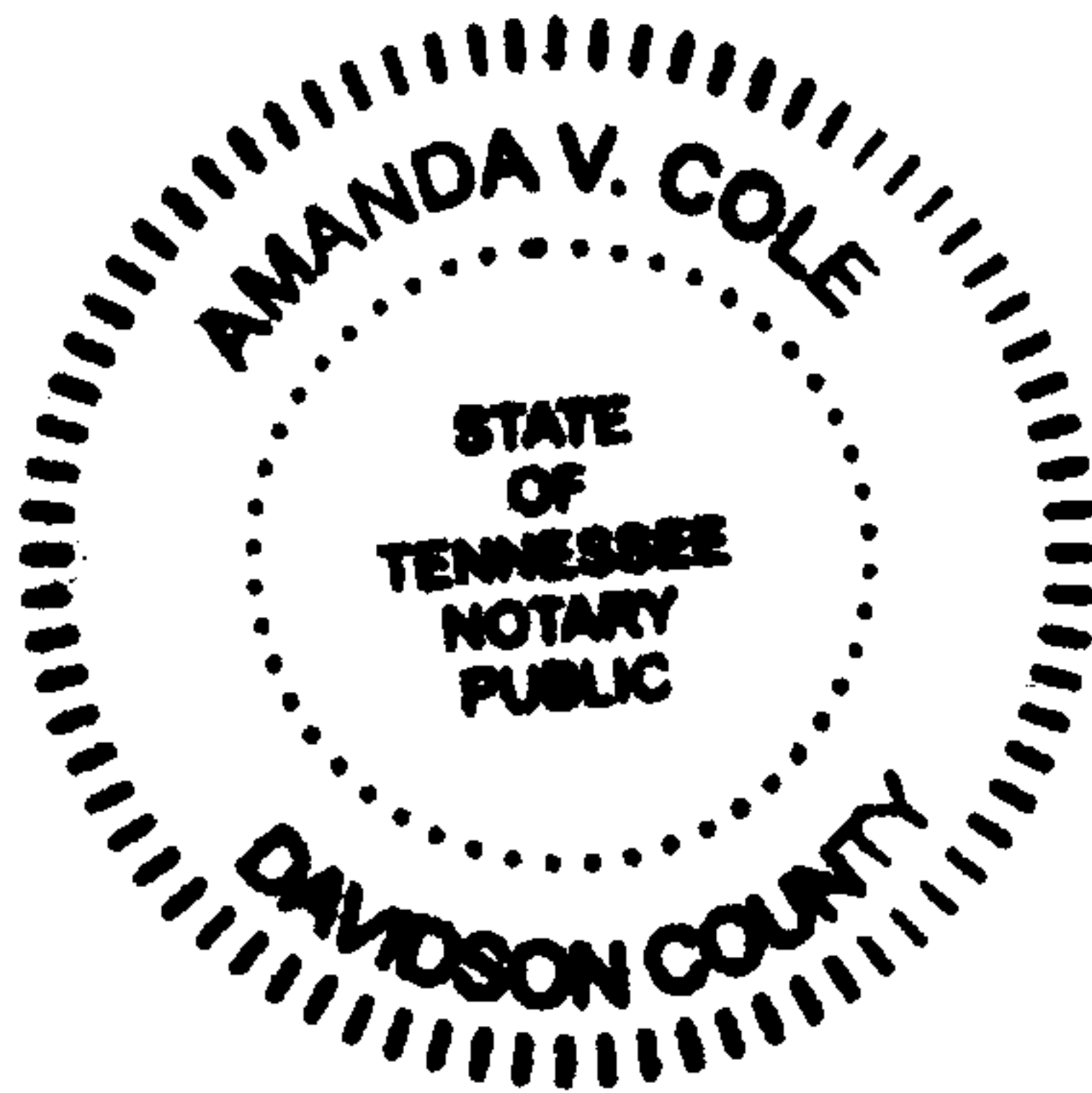
ACKNOWLEDGMENT

DAVIDSON COUNTY

I, AMANDA V. COLE a Notary Public for the State at Large, hereby
certify that the above posted name, Patrick Burge Kelly, 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 16th
day of September, 2006.

Amanda V. Cole
NOTARY PUBLIC
My Commission Expires July 24, 2010



Shelby County, AL 09/20/2006
State of Alabama

Deed Tax: \$18.00