

**WARRANTY DEED**  
**JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

Shelby County, AL 10/02/2006  
State of Alabama  
Deed Tax: \$37.50

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of **\$177,500.00** to the undersigned Grantor(s), **Sheilla E McEwen, an unmarried woman**, in hand paid by the Grantees named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto **Michael E Smith and Christine D Smith** (herein referred to as "Grantees") the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 15, according to the Survey of Chaparral First Sector, Phase II, as recorded in Map Book 8, Page 114, in the Office of the Judge of Probate of Shelby County, Alabama.**

Address of Property: **1761 Indian Hills Circle  
Pelham, Alabama 35124**

**Sheila E McEwen, as surviving grantee of deed recorded in Book 40, Page 903, William C. McEwen, deceased, having died on or about 9/15/2002.**

Subject to taxes for the year 2006 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

**\$140,000.00** of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this on the 15th day of September, 2006.

By: Sheilla E McEwen  
Grantor

\_\_\_\_\_  
Grantor

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Sheilla E McEwen, an unmarried woman**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this on the 15th day of September, 2006

Shirley C Bell  
Notary Public

Commission Expires: \_\_\_\_\_

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: **Oct 19, 2008**  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

**This Instrument Prepared By:**  
✓ Kevin Hays, Attorney at Law  
100 Concourse Parkway, Suite 101  
Birmingham, AL 35244

**Send Tax Notices To:**  
Michael E Smith and Christine D Smith  
1761 Indian Hills Circle  
Pelham, Alabama 35124