

Send Tax Notice To:

Steven A. Smith
509 Sugarberry Drive
Maylene, AL 35114

This instrument was prepared by:

Claude McCain Moncus, Esq.

✓ Corley Moncus, P.C.

400 Shades Creek Parkway, Suite 100

Birmingham, Alabama 35209

(205) 879-5959



20061004000491800 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
10/04/2006 01:44:37PM FILED/CERT

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Thousand Dollars (\$40,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, the undersigned, **COMPASS BANK**, a State Bank (herein referred to as Grantor) do grant, bargain, sell and convey unto **STEVEN W. SMITH**, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 434, according to the Final Plat Stoneykirk at Ballantrae Phase I, as recorded in Map Book 32, Page 11, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year and subject to easements, restrictions and right-of-ways of record, if any, and subject to matters which would be disclosed by a Survey or inspection of the property.

\$40,000 of the purchase price was paid from the proceeds of a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

And the undersigned does for itself and for the successors and assigns of the undersigned with said Grantee, its successors and assigns, that the undersigned is lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise noted above; that the undersigned has a good right to sell and convey the same as aforesaid; that the undersigned will and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereto set their hands and seals this 29th day of September, 2006.

COMPASS BANK

By:  [SEAL]
Ben Hendrix
Its Vice President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ben Hendrix, whose name as Vice President of Compass Bank, a State Bank 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 said instrument, he, in Vice President capacity as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the same that bears date.

Given under my hand and official seal this the 29th day of September, 2006.

[NOTARY SEAL]


NOTARY PUBLIC

My commission expires: 12/28/2007