



20061011000502170 1/2 \$51.00
Shelby Cnty Judge of Probate, AL
10/11/2006 10:54:46AM FILED/CERT

Send tax notice to:
SARAH E. YEAGER, ALFRED H. YEAGER AND NANETTE L. YEAGER
609 GABLES DRIVE
HOOVER, ALABAMA 35244

Shelby County, AL 10/11/2006
State of Alabama

Deed Tax: \$36.00

**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
JEFFERSON COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **\$117,000.00** and other valuable considerations to the undersigned GRANTOR (S), **KIMBERLY SMITH, AN UNMARRIED INDIVIDUAL** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE (S) herein, the receipt of which is hereby acknowledged, the said GRANTOR (S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **SARAH E. YEAGER, AN UNMARRIED INDIVIDUAL, ALFRED H. YEAGER AND NANETTE L. YEAGER, HUSBAND AND WIFE**, hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby, State of Alabama, to-wit:

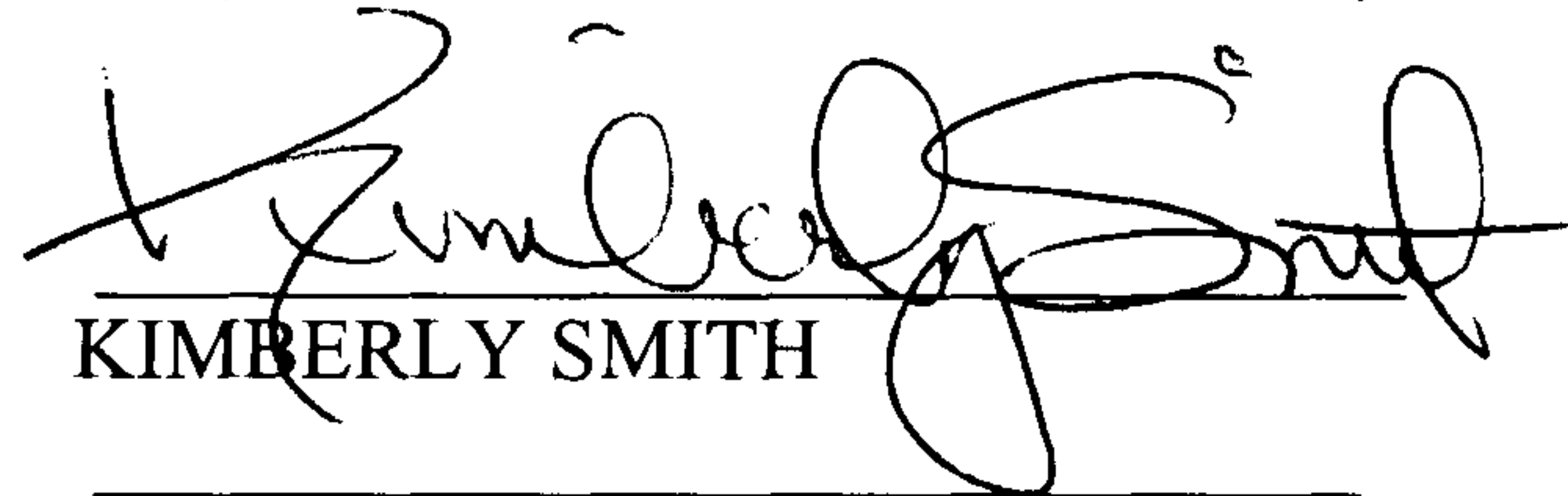
SEE EXHIBIT "A" ATTACHED HERETO

\$81,197.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I/we do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 25th day of September, 2006.


KIMBERLY SMITH

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Kimberly Smith, 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, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of September, 2006.


NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
✓ MOSELEY & ASSOCIATES, P.C.
2871 ACTON ROAD, SUITE 101
BIRMINGHAM, ALABAMA 35243

**DAVID S. SNODDY
MY COMMISSION EXPIRES 6/18/10**



20061011000502170 2/2 \$51.00
Shelby Cnty Judge of Probate, AL
10/11/2006 10:54:46AM FILED/CERT

EXHIBIT "A"

Unit 609, Building 6, in The Gables, a Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, Page 177, and amended in Real Volume 27, Page 733, Real Volume 50, Page 327 and Real Volume 50, Page 340, and re-recorded in Real 50, Page 942, Real 165, Page 578 and amended in Real 59, Page 19 and further amended by Corporate Volume 50, Page 407 and in Real 96, Page 855 and Real 97, Page 937 and By-Laws as shown in Real Volume 27, Page 733 and amended in Real Volume 50, Page 325, further amended in Real 189, Page 222, Real 222, Page 691, Real 238, Page 241, Real 269, Page 270, further amended by eleventh amendment to Declaration of Condominium as recorded in Real 284, Page 181, together with an undivided interest in the common elements, as set forth in the aforesaid mentioned Declaration, said unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, Pages 41 thru 44 and amended in Map Book 9, Page 135, Map Book 10, Page 49 and further amended in Map Book 12, Page 50, in the Probate Office of Shelby County, Alabama.