



20061102000541340 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
11/02/2006 03:02:48PM FILED/CERT

This Instrument was prepared by:
Blackmon & Blackmon, L.L.C.
616 Gadsden Highway Ste. C
Birmingham, AL 35235

Please Send Tax Notice To:
Eric Smith
159 Belvedere Drive
Birmingham, AL 35216

*net value of
01/2006*

WARRANTY DEED

**STATE OF ALABAMA
JEFFERSON COUNTY**

200601/8177

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred Forty Nine Dollars and 00/100 (249,000.00) and other good and valuable consideration and subject to the provision set out below to the undersigned grantor, Ricky B. Love, Sr. (a single man) in hand paid by the grantee herein, the receipt whereof is acknowledged, Ricky B. Love, Sr. (herein referred to as grantor) do hereby grant, bargain, sell and convey unto Eric Smith (Single man)(herein referred to as grantee).

The following described real estate, situated in Jefferson County, Alabama, to-wit:

Legal Description:

Lot 45, according to the Survey of Villas Belvedere, as recorded in Map Book 29, page 27 A & B, in the Probate Office of Shelby County, Alabama.

Subject to: (1) taxes for the year of 2006 and subsequent years (2) Subject to existing easements, restrictions, reservations, rights-of-way, limitations, covenants, set-back lines, and conditions of record and limitation, if any of record; and (3) Mineral and mining rights, if any, unfilled mechanic's and materialmen's liens.

The sum of \$249,000.00 is being paid by a first (1st) and second (2nd) Mortgage being filed simultaneously.

TO HAVE AND TO HOLD, unto the said grantee, its, his, her or their heirs and assigns forever.

And said grantor does for herself heirs, assigns, executors and administrators, covenant with said GRANTEES, their heirs and assigns that grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above that grantor has good right to sell and convey the same as aforesaid; that grantor will, and heirs, assigns, executors and administrators, successors and assigns shall warrant and defend the same to the said GRANTEE, its her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We the said grantors who are authorized to execute this conveyance, have hereunto set my hand and seal this 11th day of January 2006.

Ricky B Love Sr. Seal
Ricky B. Love, Sr.

_____ Seal

General Acknowledgment

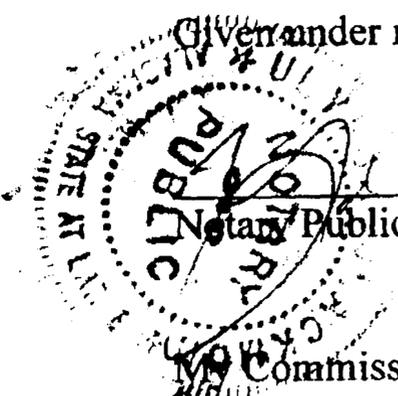

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STATE OF ALABAMA

JEFFERSON COUNTY

I the undersigned, a Notary Public in and for said County, in said State, hereby certify Ricky B. Love, Sr., whose name is signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, 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 11th day of January 2006.



Ulyesa Blackburn
Notary Public

Commission Expires: 04-06

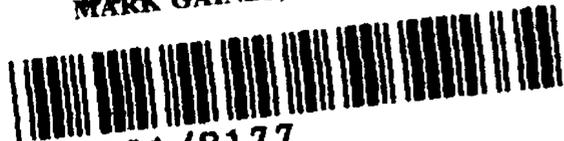
STATE OF ALABAMA - JEFFERSON COUNTY
I hereby certify that the foregoing instrument has been recorded and the deed tax has been paid.

Mark G. Gaines Judge of Probate

"NO TAX COLLECTED"

State of Alabama - Jefferson County
I certify this instrument filed on:

2006 JAN 18 04:29:08 PM
Recorded and \$
and \$
\$ 8.00 Total \$ 8.00
Deed Tax and Fee Amt.
MARK GAINES, Judge of Probate


200601/8177



20061102000541340 3/3 \$18.00
Shelby Cnty Judge of Probate, AL
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State of Alabama
Jefferson County
I, the undersigned, as Judge of Probate Court in and
for Jefferson County, Alabama, hereby certify that
the foregoing is a true and correct copy of the
instrument described herein as filed in my office
in this office on this day of
this the 2 day of October 2006
Mark James