



20061207000592880 1/2 \$85.50
Shelby Cnty Judge of Probate, AL
12/07/2006 09:04:58AM FILED/CERT

SEND TAX NOTICE TO:

**Cody W. Harris, III
Robin S. Harris
130 Autumn View Drive
Sterrett, AL 35147-9221**

[Space Above This Line for Recording Data]

W A R R A N T Y D E E D

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Three Hundred Fifty-five Thousand Five Hundred and no/100s Dollars (\$355,500.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Nicholas Smelcer, a single person and Benjamin Smelcer, a single person** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Cody W. Harris, III and Robin S. Harris** (herein referred to as grantees), for and during their joint lives as joint tenants 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 **Shelby** County, Alabama, to wit:

Lot 33, according to the Survey of Bear Creek Ridge Subdivision-Sector 3, as recorded in Map Book 35, Page 59, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.

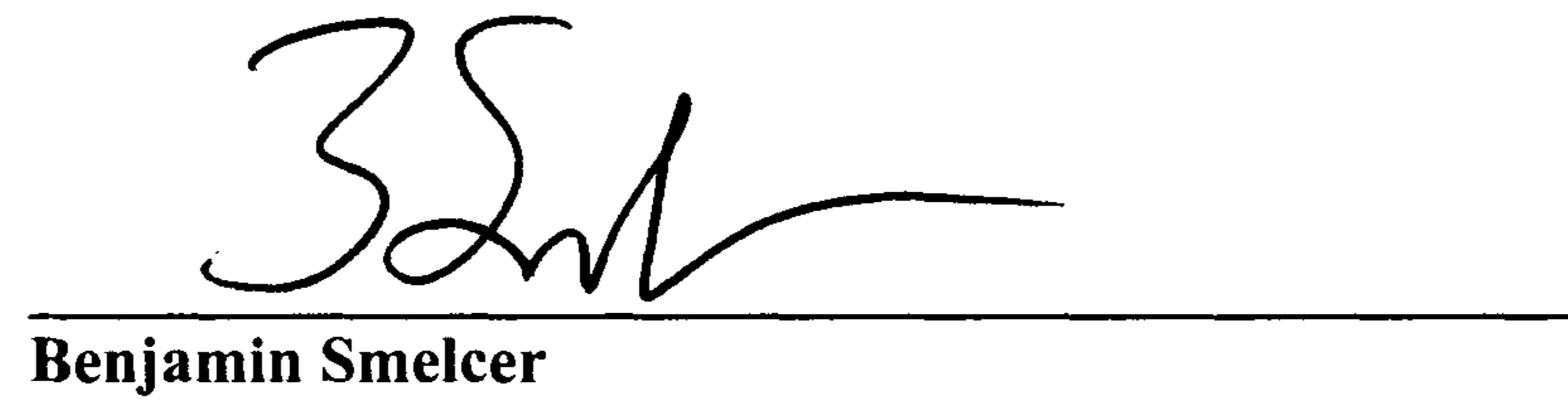
\$284,400.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship 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 I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 29 day of Nov 2006.



Nicholas Smelcer



Benjamin Smelcer

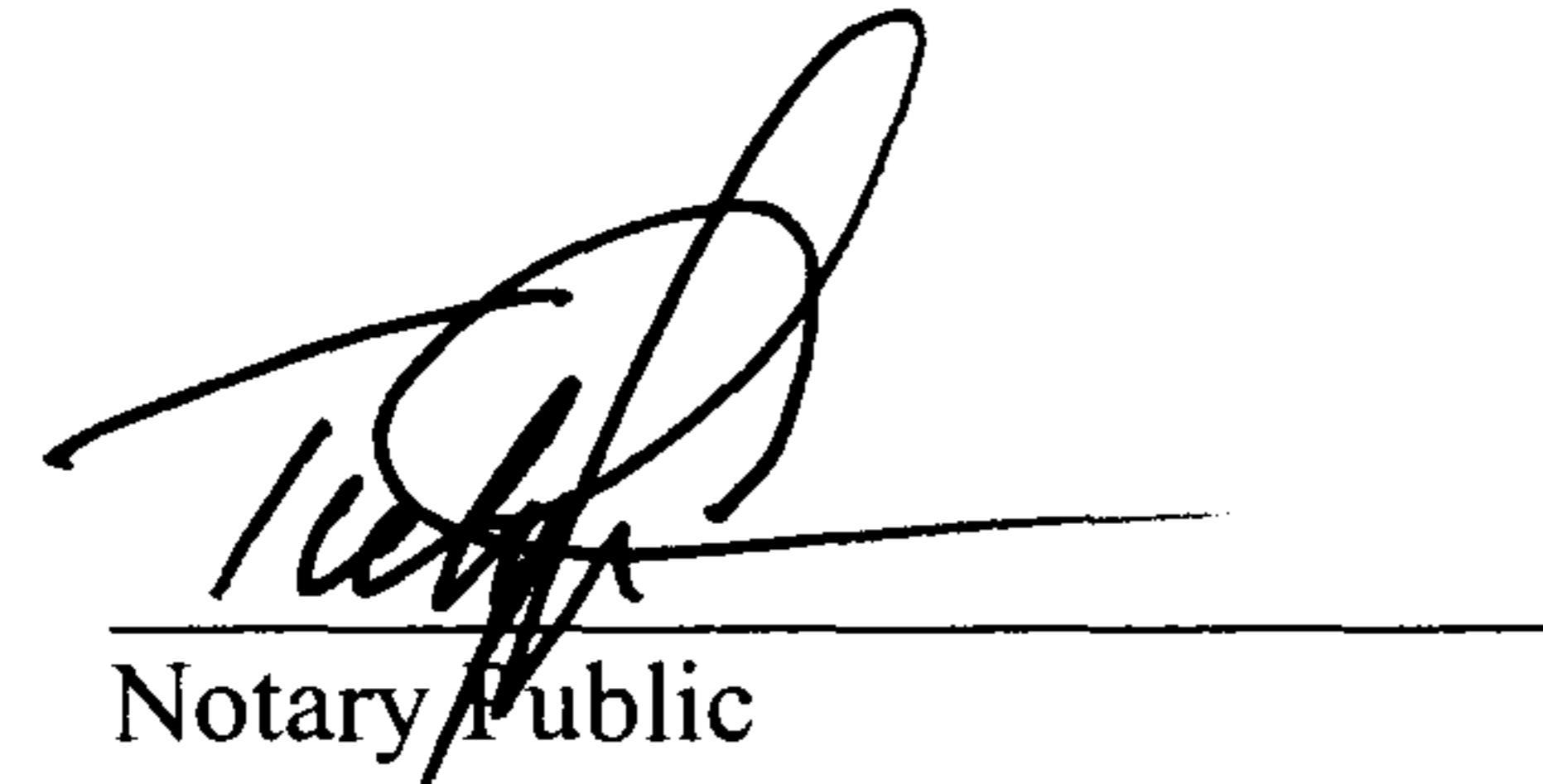
STATE OF ALABAMA,

Jefferson County ss:

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that **Nicholas Smelcer and Benjamin Smelcer**, 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 this conveyance, he executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 29th day of Nov , 2006

My Commission Expires: 10/31/08



Notary Public



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(S E A L)

This instrument was prepared by:

Jack R. Thompson, Jr.
KRACKE & THOMPSON, LLP
2204 Lakeshore Drive, Ste 306
Birmingham, AL 35209
(205) 933-2756

Shelby County, AL 12/07/2006
State of Alabama

Deed Tax:\$71.50