20061228000632460 1/2 $1014.00
Shelby Cnty Judge of Probate, AL
12/28/2006 11:29:10AM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Stephen M. Smith and Rita A. Reynolds
2104 Lake Heather Way
Birmingham, Alabama 35242

STATE OF ALABAMA)
:
COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

$1,000,000 W

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten and no/100----------**
----------Dollars ($10.00), and other good and valuable consideration, this day in hand paid to the undersigned **Stephen M. Smith, an unmarried man and Rita A. Reynolds, an unmarried woman** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Stephen M. Smith and Rita A. Reynolds,** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 3, according to the Survey of Lake Heather Estates, Givianpour's Addition to Inverness, as recorded in Map Book 16, Page 121, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with a non-exclusive easement to use the private roadways, access easements and other easements, all as more particularly described in the Declaration of Protective Covenants for Lake Heather Estates, as recorded in Instrument No. 1992/18226, as amended by Instrument No. 1992/26078 and amended in Instrument 1999/1346, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereby collectively referred to as the "Declaration").

Subject to Ad valorem taxes for 2007 and subsequent years not yet due and payable until October 1, 200, existing covenants, restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto 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.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 28th day of **December, 2006.**

Stephen M. Smith

Rita A. Reynolds

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STATE OF ALABAMA)
:
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Stephen M. Smith, an unmarried man, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of December, 2006.

NOTARY PUBLIC
My Commission Expires: 10/6/08

STATE OF ALABAMA)
:
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Rita A. Reynolds, an unmarried woman, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of December, 2006.

NOTARY PUBLIC
My Commission Expires: 10/6/08

Shelby County, AL 12/28/2006
State of Alabama

Deed Tax:$1000.00