20070117000024620 1/2 \$15.00 Shelby Cnty Judge of Probate, AL 01/17/2007 11:46:29AM FILED/CERT

Send tax Notice: Anthony Eads 124 Daventry Drive Calera, AL 35040 File No.: 06-1571

This instrument prepared by:
Joseph C. Kreps
Attorney at Law
1932 Laurel Road, Suite 1-E
Birmingham, AL 35216

STATE OF ALABAMA)
COUNTY OF JEFFERSON

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED FORTY THOUSAND EIGHT HUNDRED AND NO/100 (\$140,800.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **Diane Smith and Robert Smith, Huband and Wife,** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **Anthony W. Eads,** (hereinafter referred to as Grantee), his/her heirs and assigns, the following described Real Estate, lying and being in the County of Shelby County, State of Alabama, to-wit:

Lot 57, according to the Resurvey of Daventry Sector 1, as recorded in Map Book 26, Page 98, in the Probate Office of Shelby County, Alabama.

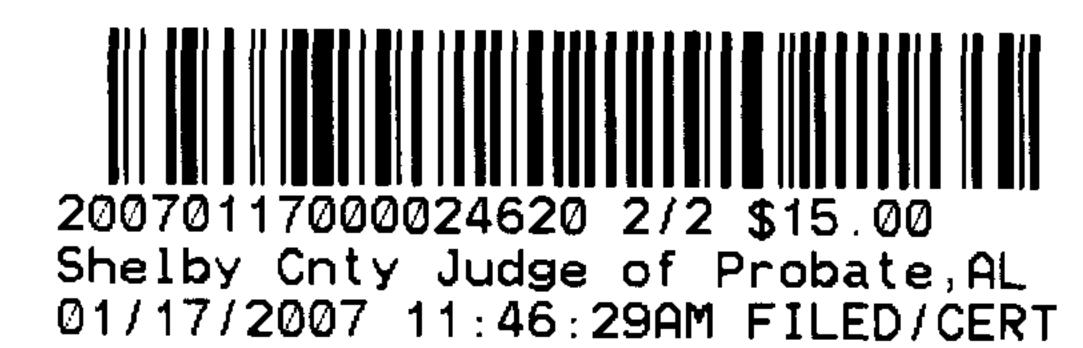
SUBJECT TO:

- Ad valorem taxes due and payable October 1, 2006.
- All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
- 3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat.

(\$143,800.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

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 Grantee, his/her heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantee, and with his/her heirs and assigns, that Grantors 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 Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and his/her heirs and assigns, forever against the lawful claims of all persons.



IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 28th day of December, 2006.
Meine & Smith
Diane B. Smith

STATE OF ALABAMA)

COUNTY OFJEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Diane B. Smith and Robert B. Smith, Husband and Wife,** whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed their names 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

Robert B. Smith

My Commission Expires: 03-06-07