

Warranty Deed

Shelby County, AL 03/23/2007 State of Alabama

7-073 STATE OF ALABAMA

COUNTY OF SHELBY

Kera J. Smith

508 Park Village Lane

Alabaster, AL 35007

Jointly for Life with Remainder to Survivor

Deed Tax:\$2.00

Know All Men by These Presents: That in consideration of *One Hundred Twenty-Two Thousand Nine Hundred Dollars* (\$122,900.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Nicholas N. Vandegriff and Laneia D. Vandegriff, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Kera J. Smith, Jerry S. Smith, Jr. and Camellia M. Smith** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 30, according to the Survey of Final Plat, Park Forest Village, as recorded in Map Book 31, Page 51, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

\$121,001.00 of the above consideration is being paid by a purchase money mortgage filed simultaneously herewith.

To Have and to Hold to 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 heir or 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, his, her or 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 grantee, his, her or 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	6 day
of	
	(Seal)
Nicholas N. Vandegriff	
Laneia D. Vandegriff	(Seal)
STATE OF ALABAMA STATE OF ALABAMA	
COUNTY OF Shelby ALABAMA MY COMMISSION SEXPIRES	
I, Bryan Gregg	ublic, in and
for said County in said State, hereby certify that Nicholas N. Vändegriff and La Vandegriff, whose name(s) is/are signed to the foregoing conveyance, and who is	aneia D.
to me, acknowledged before me on this day that, being informed of the contents of conveyance, he/she/they executed the same voluntarily on the day the same bears	the
Given under my hand this 6 day of March	, 2007.
Fry Cress	
Notary Public 18 My Commission Expires: 10-6-2007	
Send Tax Notice To & This Instrument Prepared By:	