20070403000150640 1/1 \$12.00 Shelby Cnty Judge of Probate, AL 04/03/2007 12:55:40PM FILED/CERT

This Instrument Was Prepared By:
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Post Office Box 261
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Send Tax Notice: Kelli Fegreus Woodard 531 Field Stone Drive Helena, AL 35080

SHELBY COUNTY

WARRANTY DEED: JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of <u>One Hundred Two Thousand and Five Hundred & 00/100 Dollars</u> (\$102,500.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, <u>Paul B. Smith and wife</u>, <u>Patricia L. Smith</u>, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto <u>Kelli Fegreus Woodard and husband</u>, <u>Jessie Wayne Woodard</u>, hereinafter called "Grantees" for and during their joint lives 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 <u>Shelby County</u>, <u>Alabama</u>, to wit:

Lot 2, according to survey of Key Place Farms, as recorded in Map Book 38, Page 17 in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to the restriction of a single family dwelling.

Subject to all items of record.

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE(S), ON EVEN DATE HEREWITH, IN FAVOR OF FLAGSTAR BANK, FSB, IN THE SUMS OF \$263,625.00.

Note: This property does not constitute homestead property for the Grantors.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the <u>27th</u> day of <u>March</u>, <u>2007</u>.

GRANTOR

Paul B. Smith

Patricia L'Smith (L.S.

Patricia L. Smith

STATE OF ALABAMA

ACKNOWLEDGMENT

SHELBY COUNTY

I, <u>Elizabeth S. Smitherman</u>, a Notary Public for the State at Large, hereby certify that the above posted names, *Paul B. Smith and Patricia L. Smith*, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF SFFICE on this the 27th day of March, 2007.

MOTARY PUBLIC

My Commission Expires: 12-11-07