

This instrument was prepared by
Sandy F. Johnson, Attorney at Law
P.O. Box 23
Montevallo, AL 35115 (205)665-7660

Send Tax Notice to: Billy J. Jackson
(Address) 711 East Boundary Street
Montevallo, AL 35115

Warranty Deed


20070507000210320 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
05/07/2007 08:17:20AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED EIGHT FIVE THOUSAND DOLLARS AND 00/100 (\$185,000.00)** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **EDWARD E. SMITH, JR., a married man**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **BILLY J. JACKSON** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lots 1 and 2 in Block 50 according to the survey and map of Reynold's Addition to the Town of Montevallo, Alabama, as recorded in Map Book 3, Page 37, in the Probate Office of Shelby County, Alabama, said lots being in the Southwest corner of said Block 50, fronting 75 feet each on Middle Street and running back a depth of 150 feet; being situated in Shelby County, Alabama.

SUBJECT TO:

- All assessments and taxes for the year 2007, and all subsequent years.
- Oil, gas, mining and mineral rights and any easements, restrictions or rights of way on, under, over or across said property herein described.
- Easements, restrictions and setback lines as shown on plat recorded in Map Book 3, Page 37.
- Permit to Alabama Power Company recorded in Deed Book 240, Page 855 in the Office of the Judge of Probate of Shelby County, Alabama.

THE ABOVE DESIGNATED REAL PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

PURCHASE MONEY FIRST MORTGAGE TO TAYLOR, BEAN & WHITAKER MORTGAGE CORP., ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR, EXECUTED BY GRANTEE HEREIN, ON EVEN DATE HERewith, IN THE SUM OF \$185,000.00.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, 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.

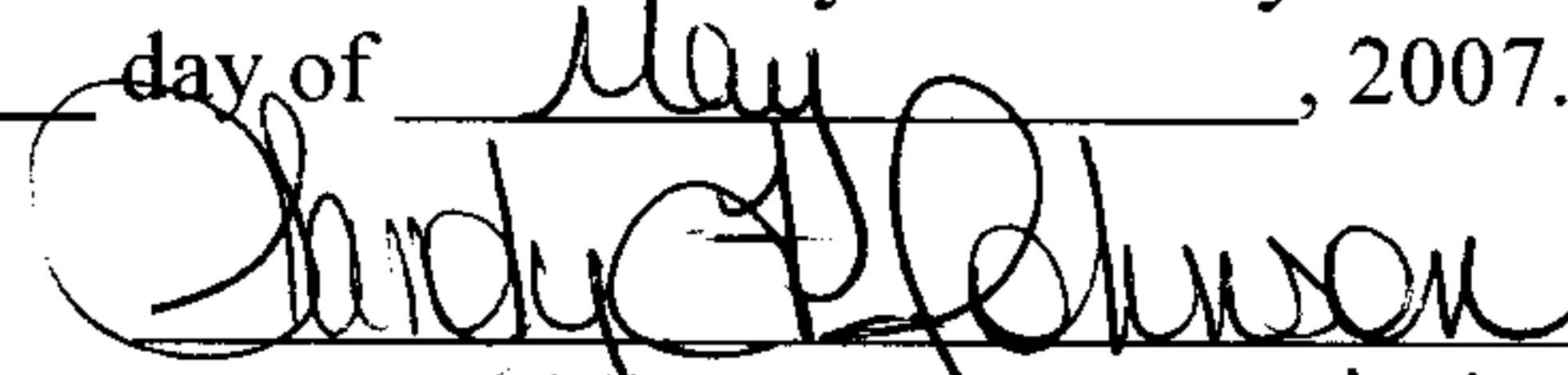
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 3rd day of May, 2007.


EDWARD E. SMITH, JR.

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Edward E. Smith, Jr.** 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 3rd day of May, 2007.


Notary Public
My Commission Expires: 2/13/2011