

**This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Law Offices of Christopher R. Smitherman, LLC
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357**

**Send Tax Notice:
Ricky D. Gilmore
1225 Valley Street
Montevallo, AL 35115**

A standard 1D barcode is positioned at the top of the document, consisting of vertical black bars of varying widths on a white background.

**STATE OF ALABAMA)
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 One Hundred Nine Thousand Nine Hundred & 00/100 Dollars (\$109,900.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Kristie G. Hicks and husband, Joel Hicks**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Ricky D. Gilmore and wife, Amber W. Gilmore**, 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 **Shelby County, Alabama**, to wit:

See attached Exhibit “A”

Subject to all items of record.

**PURCHASE MONEY FIRST AND SECOND MORTGAGES EXECUTED BY GRANTEE(S),
ON EVEN DATE HEREWITH, IN FAVOR OF NEW SOUTH FEDERAL SAVINGS BANK, IN THE
SUMS OF \$108,202.00 and \$5,650.00.**

Note: Kristie G. Dean and Kristie G. Hicks are one and the same person.

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 5th day of June, 2007.

GRANTOR

Kristie G. Hicks (L.S.)

 (L.S.)

STATE OF ALABAMA
SHELBY COUNTY

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, *Kristie G. Hicks and Joel Hicks*, 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 OFFICE on this the 5th day of June, 2007.

NOTARY PUBLIC

NOTARY PUBLIC
My Commission Expires: 5/13/23

COMMITMENT

SCHEDULE A

File No.: S-07-15990

Commitment No.: C-S-07-15990

EXHIBIT A

A parcel of land lying in Section 21, Township 22 South, Range 3 West, being more particularly described as follows:

Commence at the Southwesterly most corner of Lot 3, Block "O" of Lyman's Addition to Montevallo, as recorded in Map Book 3, Page 27, in the Office of the Judge of Probate, Shelby County, Alabama; thence run Northeasterly along the Southeast line of said Block "O", 85.17 feet to the point of beginning; thence continue along the last described course, 21.54 feet; thence turn left 0 degrees 56 minutes 52 seconds and run Northeasterly along the Southeast line of said Block "O", 58.46 feet; thence turn right 89 degrees 40 minutes 01 seconds and run Southeasterly 127.74 feet to a point on the Northwest right of way line of Valley Street (60-foot right of way); thence turn right 90 degrees 16 minutes 11 seconds and run Southwesterly along said right of way, 80.00 feet; thence turn right 89 degrees 43 minutes 51 seconds and run Northwesterly 128.19 feet to the point of beginning.

Situated in Shelby County, Alabama.



20070608000270010 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
06/08/2007 03:28:50PM FILED/CERT

**STEWART TITLE
GUARANTY COMPANY**

"This Commitment is not valid unless Schedule A, Schedule B Section - I and Schedule B Section - II are included."

Schedule A of this Commitment consists of 2 page(s)