


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:
Ben W. McCrory
330 Parkway Circle East
Montevallo, AL 35115


20070620000288870 1/1 \$21.00
Shelby Cnty Judge of Probate, AL
06/20/2007 11:25:36AM FILED/CERT

STATE OF ALABAMA)
)
SHELBY COUNTY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **One Hundred Thousand & 00/100 Dollars (\$100,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Estate of Mary Frances C. Smitherman, deceased, Probate Case No. PR-2006-000594, Shelby County, Alabama,** hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Ben W. McCrory, a married person,** hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama,** to-wit:

Lot 7, Block 1, according to the Survey of Arden Subdivision, as recorded in Map Book 3, Page 64, in the Probate Office of Shelby County, Alabama.

Subject to all items of record.

Note: Purchase Money First Mortgage Executed by Grantee(s), on Even Date Herewith, in Favor of Regions Bank d/b/a Regions Mortgage, in the Sum of \$90,000.00.

Note: This is not homestead for the grantee.

TO HAVE AND TO HOLD to the said Grantee in fee simple 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 Grantee and the heirs and assigns of the Grantee, 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 Grantee and the heirs and assigns of the Grantee 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 15th day of June, 2007.

GRANTOR

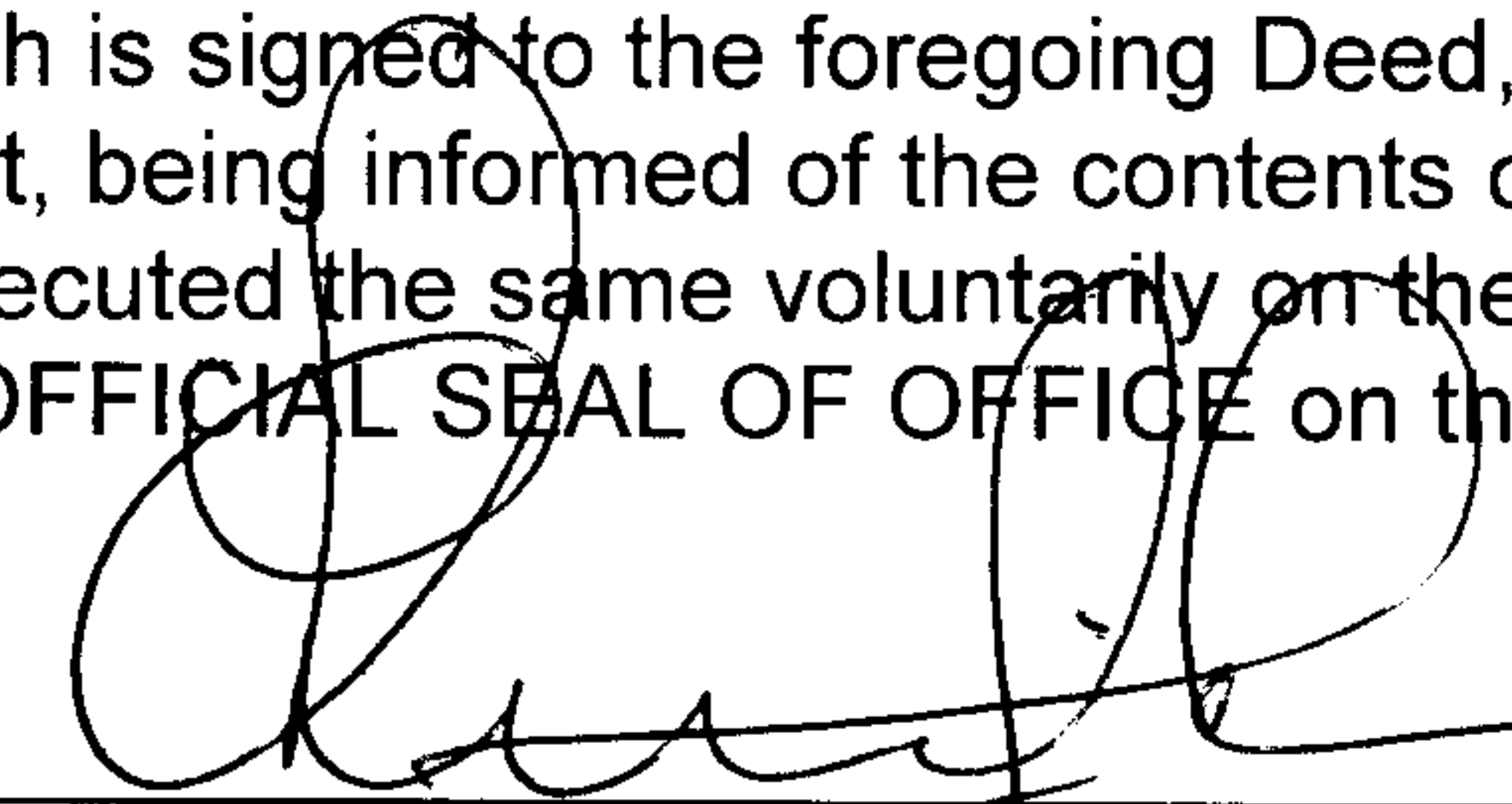
 (L.S.)
Estate of Mary Frances C. Smitherman

By: Larry W. Smitherman, as Personal Representative/Executor of the Estate of Mary Frances C. Smitherman, deceased, Probate Case No.: PR-2006-000594, Shelby County, Alabama

Shelby County, AL 06/20/2007
State of Alabama
Deed Tax: \$10.00

STATE OF ALABAMA)
)
SHELBY COUNTY) **ACKNOWLEDGMENT**

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Larry W. Smitherman, as Personal Representative/Executor of the Estate of Mary Frances C. Smitherman, deceased, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, he, in his capacity as Personal Representative, executed the same voluntarily on the day the same bears date. GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 15th day of June, 2007.


NOTARY PUBLIC
My Commission Expires: 5/13/08