

WARRANTY DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Evelyn Smith

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Eighteen Thousand Six Hundred Fifty and No/100 Dollars (\$218,650.00), to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Lynn D. Schoener**, an unmarried woman, (herein referred to as Grantor) does grant, bargain, sell and convey unto **Evelyn Smith** (herein referred to as Grantee), , the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 53, according to the Survey of Broken Bow, 1st Addition, Second Phase, as recorded in Map Book 8, Page 139, in the Office of the Judge of Probate of Shelby County, Alabama.

Lynn D. Schoener is the surviving grantee of the deed recorded in Real Book 359, Page 467, in the Probate Office of Shelby County, Alabama; the other grantee, Robert C. Schoener having died on or about the 24th day of January, 2000.

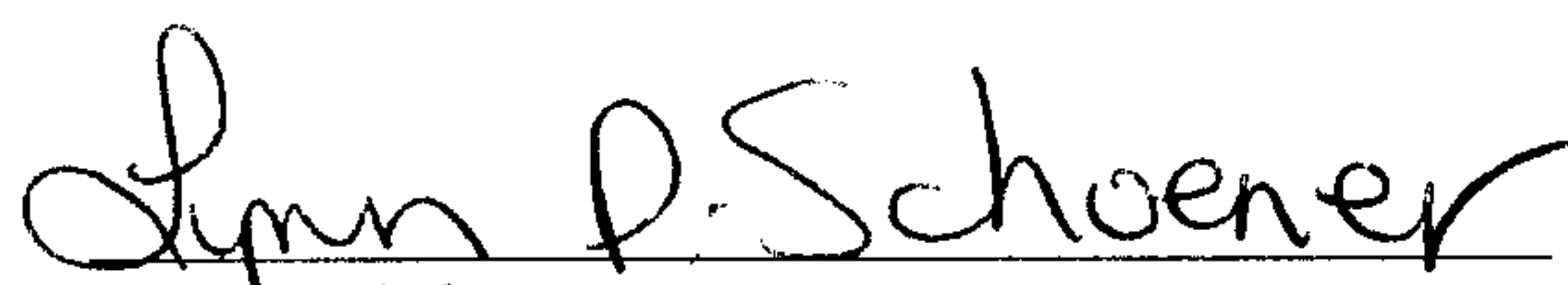
\$196,785.00 of the consideration has been paid from the proceeds from a purchase money mortgage closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, her heirs, and assigned forever, against the lawful claims of all persons.

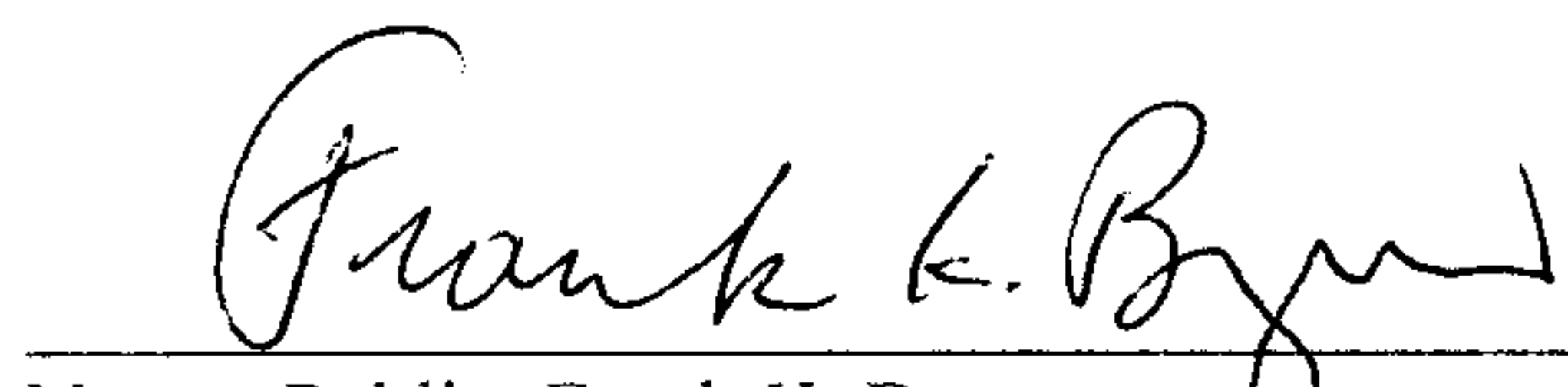
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 28th day of June, 2007.


Lynn D. Schoener

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, Lynn D. Schoener, an unmarried woman, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 28th day of June, 2007.


Notary Public: Frank K. Bynum

My Commission Expires: 11-20-08

Shelby County, AL 07/06/2007
State of Alabama

Deed Tax: \$22.00