



20070814000382000 1/2 \$30.00
Shelby Cnty Judge of Probate, AL
08/14/2007 11:14:02AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
LAW OFFICES OF CHRISTOPHER R. SMITHERMAN, LLC
P.O. BOX 261
725 WEST STREET
MONTEVALLO, AL 35115
(205) 665-4357

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

STATE OF ALABAMA)
)
SHELBY COUNTY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this deed made this the 9th day of August, 2007 by and between **P. B. Reit, Inc., a DELAWARE corporation**, (hereafter referred to as Grantor), and **Ben W. McCrory, a married man** (hereinafter referred to as Grantees);

WITNESS THAT:

The Grantor deed hereby for and in consideration of the sum of **One Hundred Five Thousand and no/100 (\$105,000.00)** in hand paid by the Grantees, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto the Grantees herein as joint tenants, with right of survivorship, the following described real estate in **Shelby County, Alabama**, to-wit:

Lot 21, according to the Survey of Meriweather, Sector 1, as recorded in Map Book 24, Page 46, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

NOTE: This transaction is done with a purchase money mortgage in the amount of \$89,250.00.
Subject to items of record.

TO HAVE AND TO HOLD to the same unto the Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not herein shall take as tenant in common.

And the Grantor does hereby covenant with Grantees, except as above noted that, at the time of delivery of this deed, the premises were free from all encumbrance made by it and that it shall warrant and defend the same against the lawful claims and demands of all persons claiming, by, through and under it as Grantor herein but not otherwise.

IN WITNESS WHEREOF, the Grantor by Barry Malcolm, as Vice-President and Authorized Agent for P. B. Reit, Inc., who is authorized to execute this conveyance has set his signature and seal this the 9th day of August, 2007.

P. B. Reit, Inc.


By: Barry Malcolm, as Manager and Authorized Agent for P. B. Reit, Inc., a corporation

STATE OF Maryland)
COUNTY OF Beltman)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County and said State at Large, hereby certify that Barry Malcolm whose name as Vice-President and Authorized Agent for P. B. Reit, Inc., a corporation, is signed in 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 as such officer and with full authority executed the same voluntarily for and as the act of said corporation.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 9th day of August, 2007.


NOTARY PUBLIC

My Commission Expires: 3/1/2016

Shelby County, AL 08/14/2007
State of Alabama

Deed Tax: \$16.00