

This instrument was prepared by:  
William H. Halbrooks, Attorney  
✓ #1 Independence Plaza - Suite 704  
Birmingham, AL 35209

Send Tax Notice To:  
Van D. Weaver  
4037 Somerset Ridge  
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

That in consideration of Four Hundred Forty-Eight Thousand and No/100 (\$448,000.00) Dollars

to the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, I/we, Arthur Todd Smith, a married man, individually and as Personal Representative of the Estate of Martha Wagnon Smith (Case No. PR-2006000108)

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto  
Van D. Weaver and Dorothy H. Weaver

(herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 1178, according to the Survey of Brook Highland 11<sup>th</sup> Sector, Phase II, an Eddleman Community, as recorded in Map Book 22, Page 36 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

The above described property does not constitute the homestead of the grantor, nor his spouse.

TO HAVE AND TO HOLD Unto the said 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 survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 20th day of August, 2007.

Arthur Todd Smith (Seal)  
Arthur Todd Smith, individually

Arthur Todd Smith PR (Seal)  
Arthur Todd Smith as Personal Representative  
of the Estate of Martha Wagnon Smith

STATE OF ALABAMA )

Representative Acknowledgment

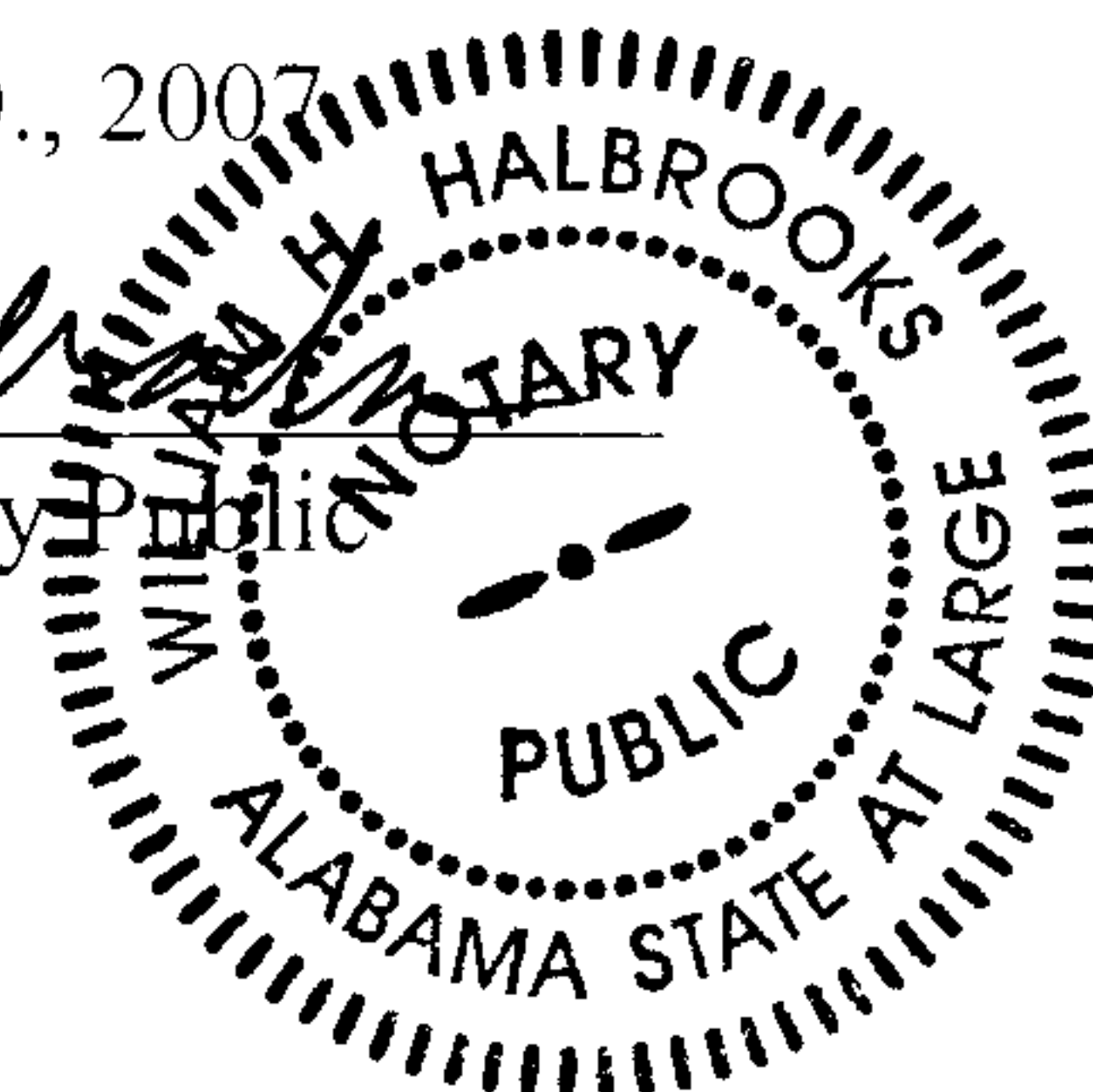
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Arthur Todd Smith whose name as Personal Representative of the  
Estate of Martha Wagnon Smith ,  
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 , in his capacity as such  
Personal Representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of August A.D., 2007.

My Commission Expires: 4/21/08

William H. Halbrooks, Notary Public



STATE OF ALABAMA )

General Acknowledgment

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Arthur Todd Smith, whose name(s) is/are signed to the foregoing conveyance, and who is/are  
known to me, acknowledged before me on this day, that, being informed of the contents of the  
conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20<sup>th</sup> day of August, 2007.

My Commission Expires: 4/21/08

William H. Halbrooks



Shelby County, AL 08/23/2007  
State of Alabama

Deed Tax: \$448.00