

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:
David & Joanna Reiter
103 Big Oak Drive
Maylene, AL 35114

20070914000431150 1/2 \$294.00
Shelby Cnty Judge of Probate, AL
09/14/2007 09:50:27AM FILED/CERT

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 **Two Hundred Eighty Thousand & 00/100 Dollars (\$280,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Frank C. Banks, Jr. And wife, Judith A. Banks** , hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **David C. Reiter and wife, Joanna McClinton Reiter**, 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. Note: Frank C. Banks, Jr. and Frank C. Banks are one and the same persons.

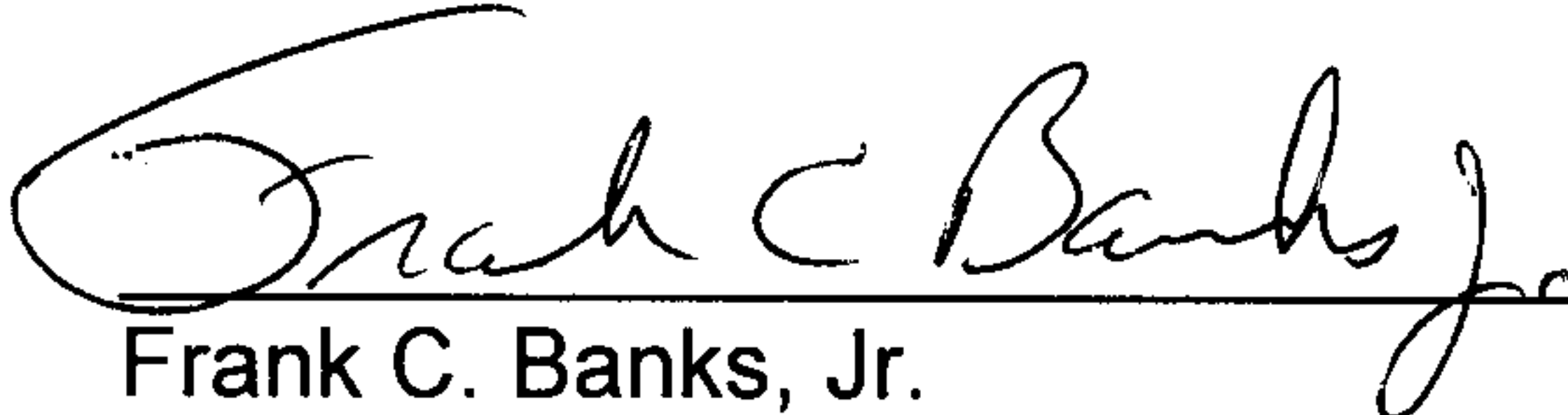
PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE(S), ON EVEN DATE HERewith, IN FAVOR OF NAVY FEDERAL CREDIT UNION, IN THE SUM OF \$284,200.00.


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 31st day of August, 2007.

GRANTOR

 (L.S.)
Frank C. Banks, Jr.

 (L.S.)
Judith A. Banks

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

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted names, *Frank C. Banks, Jr. And Judith A. Banks*, 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 31st day of August, 2007.


NOTARY PUBLIC
My Commission Expires: 5/13/08

EXHIBIT A



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Commence at the SE Corner of the SE 1/4 of the NW 1/4 of Section 16, Township 21 South, Range 3 West, City of Alabaster, Shelby County, Alabama; thence S89°34'35"W, a distance of 1,322.48' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 268.35'; thence N06°43'34"E, a distance of 71.71'; thence N19°10'31"E, a distance of 665.12' to the beginning of a curve to the left on the southerly R.O.W. line of Big Oak Drive, said curve having a radius of 130.00, a central angle of 52°20'48", and subtended by a chord which bears S54°02'25"E, and a chord distance of 114.68'; thence along the arc of said curve and said R.O.W. line, a distance of 118.77'; thence S04°39'32"W and leaving said R.O.W. line, a distance of 632.20' to the POINT OF BEGINNING.

Said Parcel containing 2.95 acres, more or less.

Shelby County, AL 09/14/2007
State of Alabama

Deed Tax: \$280.00