

NTC0700498

Send tax notice to:

Michael Adams & Lisa Champion

729 Shelby Forest Trail

Chelsea, AL 35043

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

STATE OF ALABAMA

COUNTY Shelby

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty Two Thousand Five Hundred and 00/100 Dollars (\$162,500.00) in hand paid to the undersigned Christopher A. Smith and Amanda C. Smith, husband and wife (hereinafter referred to as Grantors") by Michael Wade Adams and Lisa Marie Champion (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 324, according to the Survey of Shelby Forest Estates, 3rd Sector, as recorded in Map Book 24, Page 48, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

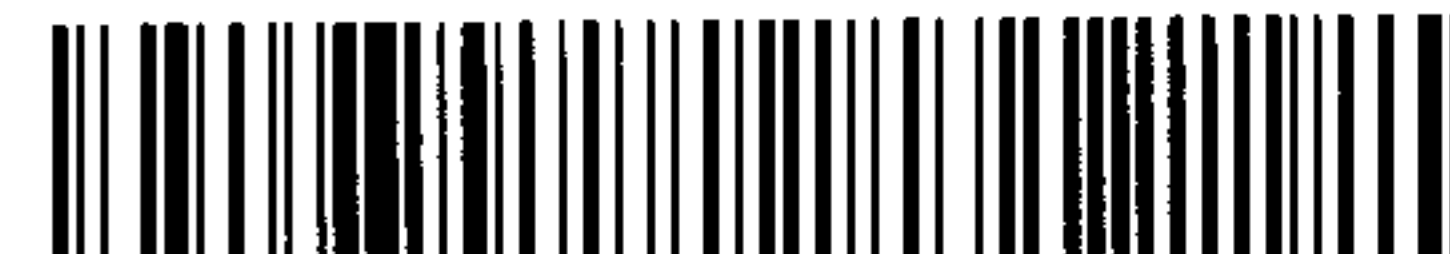
ADVALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$162,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.


TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

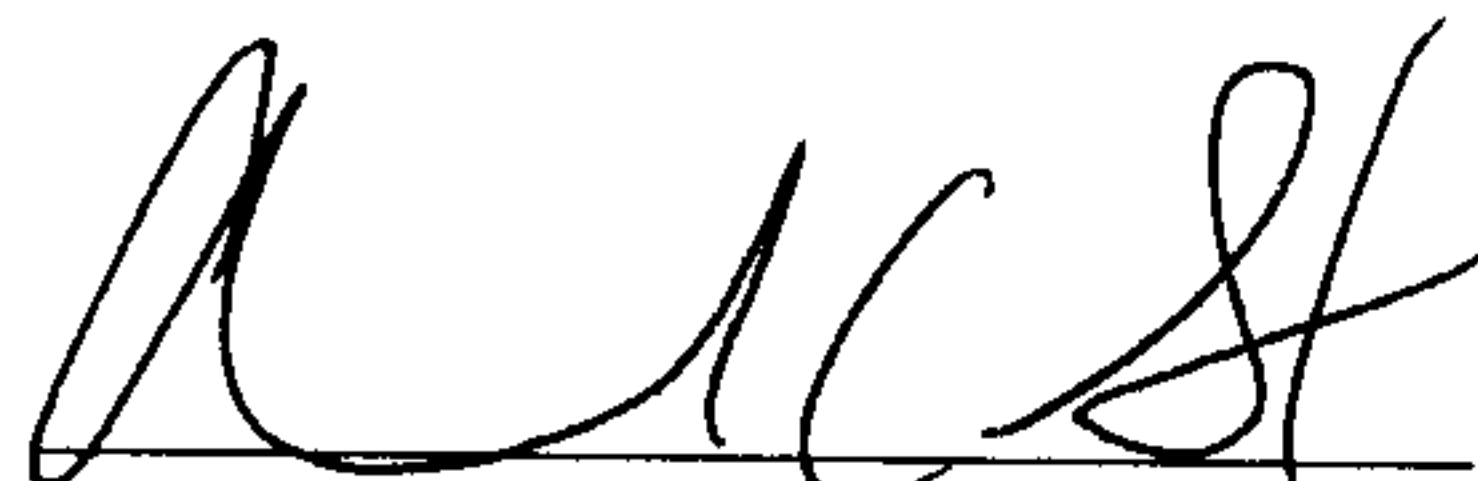
The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.



20071008000468320 2/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
10/08/2007 08:43:57AM FILED/CERT

IN WITNESS WHEREOF, Grantor(s) Christopher A. Smith and Amanda C. Smith hereunto set their signature(s) and seal(s) on September 24, 2007.

  
Christopher A. Smith

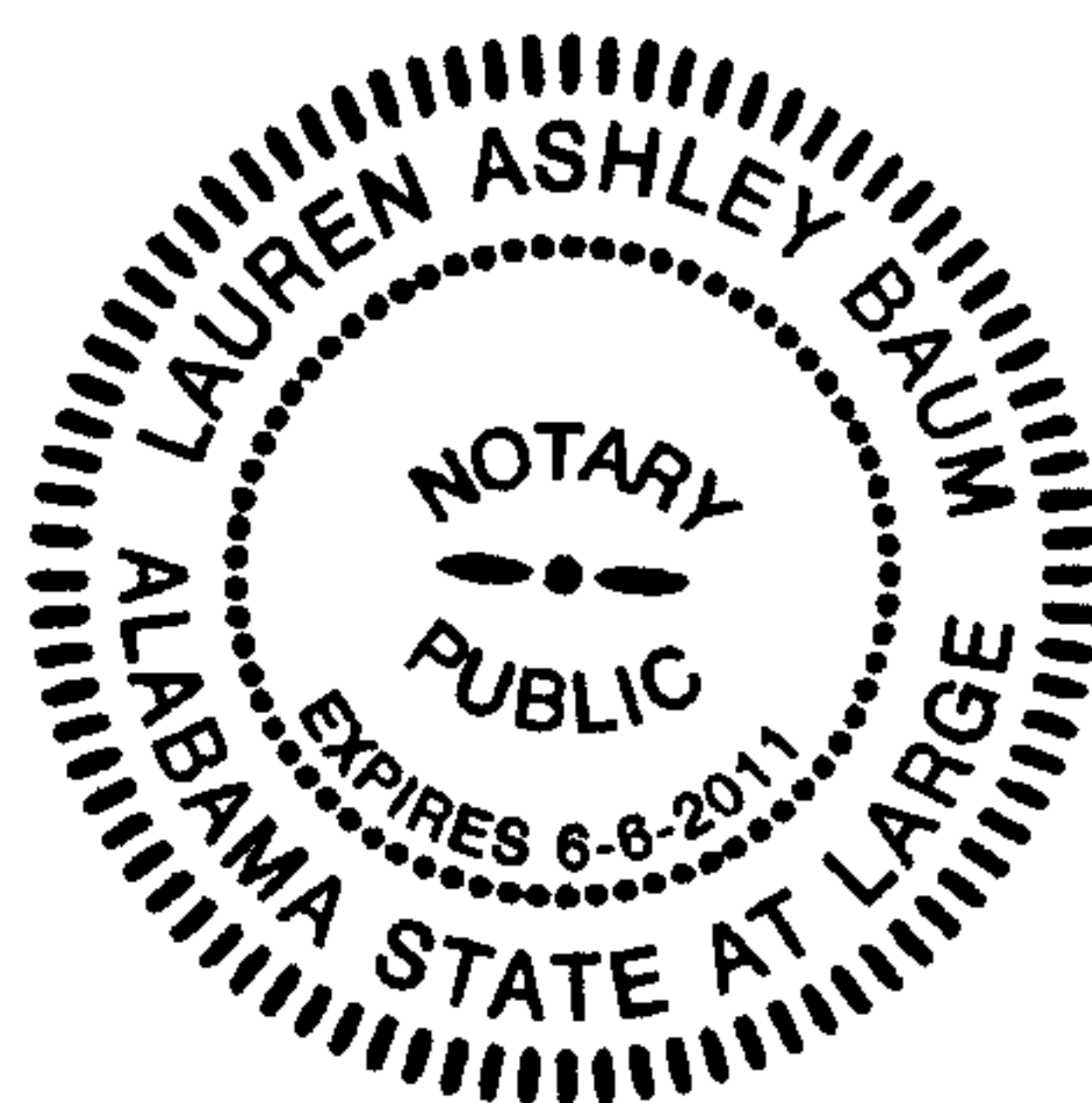
  
Amanda C. Smith

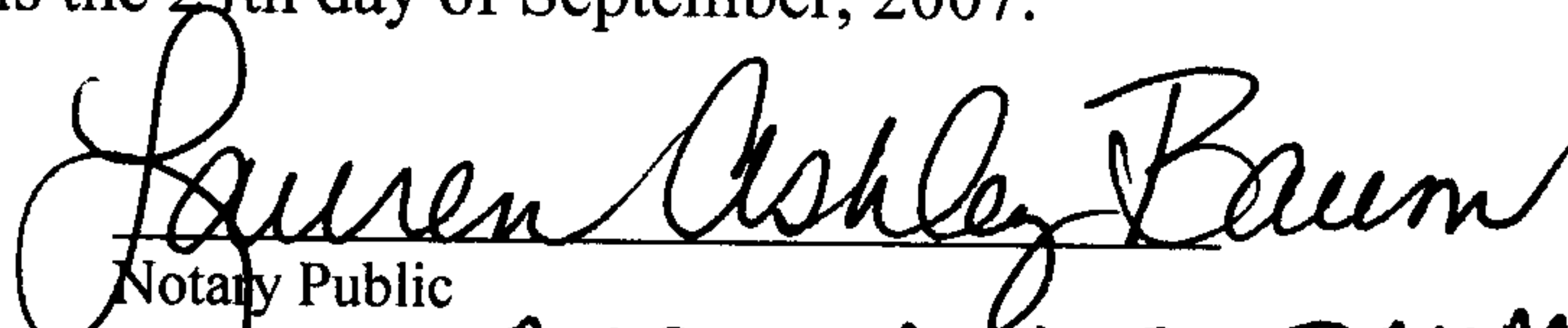
STATE OF ALABAMA  
COUNTY OF Jefferson

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

Given under my hand and official seal this the 24th day of September, 2007.

(NOTARIAL SEAL)



  
Notary Public  
Print Name: LAUREN ASHLEY BAUM  
Commission Expires: 06/06/2011