

WARRANTY DEED

**STATE OF ALABAMA
JEFFERSON COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Forty Two Thousand and No/100 (\$142,000.00) and other valuable considerations to the undersigned GRANTOR(S), JAMES MICHAEL PRUET, A MARRIED MAN, JOYCE P. KRUGER, A MARRIED WOMAN, JUDITH P. STEVENSON, A SINGLE WOMAN (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents GRANT, BARGAIN, SELL and CONVEY unto, DEBRA H. SMITH, (hereinafter referred to as GRANTEE(S), 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 County of Shelby, State of Alabama, to-wit:

LOT 34, ACCORDING TO THE RECORDED MAP OF SPRING GATE, SECTOR ONE, PHASE TWO, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA IN PLAT BOOK 18, PAGE 148.

\$142,000.00 OF THE PURCHASE PRICE RECEIVED ABOVE WAS PAID FROM A FIRST PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

THIS PROPERTY IS NOT THE HOMESTEAD OF JUDITH P. STEVENSON, JOYCE P. KRUGER NOR HER SPOUSE OR THE SPOUSE OF JAMES MICHAEL PRUET.

SUBJECT TO: EASEMENTS, RESTRICTIVE COVENANTS AND RIGHT OF WAYS AS SHOWN BY THE PUBLIC RECORDS. AD VALOREM TAXES FOR THE YEAR 2008, ARE NOT YET DUE AND PAYABLE.

TO HAVE AND TO HOLD, to the said GRANTEE(S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I(we) have a good right to sell and convey the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this the 4th day of January, 2008.

James Michael Pruet
JAMES MICHAEL PRUET

Joyce P. Kruger
JOYCE P. KRUGER
BY: *James Michael Pruet*
JAMES MICHAEL PRUET, AIF

Judith P. Stevenson
JUDITH P. STEVENSON
BY JAMES MICHAEL PRUET, AIF

By *James Michael Pruet*
STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said county and state hereby certify that JAMES MICHAEL PRUET, INDIVIDUALLY AND AS ATTORNEY IN FACT FOR JUDITH P. STEVENSON AND JOYCE P. KRUGER, whose names 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 conveyance, he, in his/their capacity as such Attorney In Fact, and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 4TH day January, 2008.

CHRISTOPHER P. MOSELEY
MY COMMISSION EXPIRES 10/07/09

Christopher P. Moseley
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
2871 ACTON ROAD, SUITE 101
BIRMINGHAM, AL 35243

SEND TAX NOTICE TO:
DEBRA H. SMITH
125 KING JAMES COURT
ALABASTER, AL 35007

