

This instrument was prepared by

Send Tax Notice To: Jake A. Parker

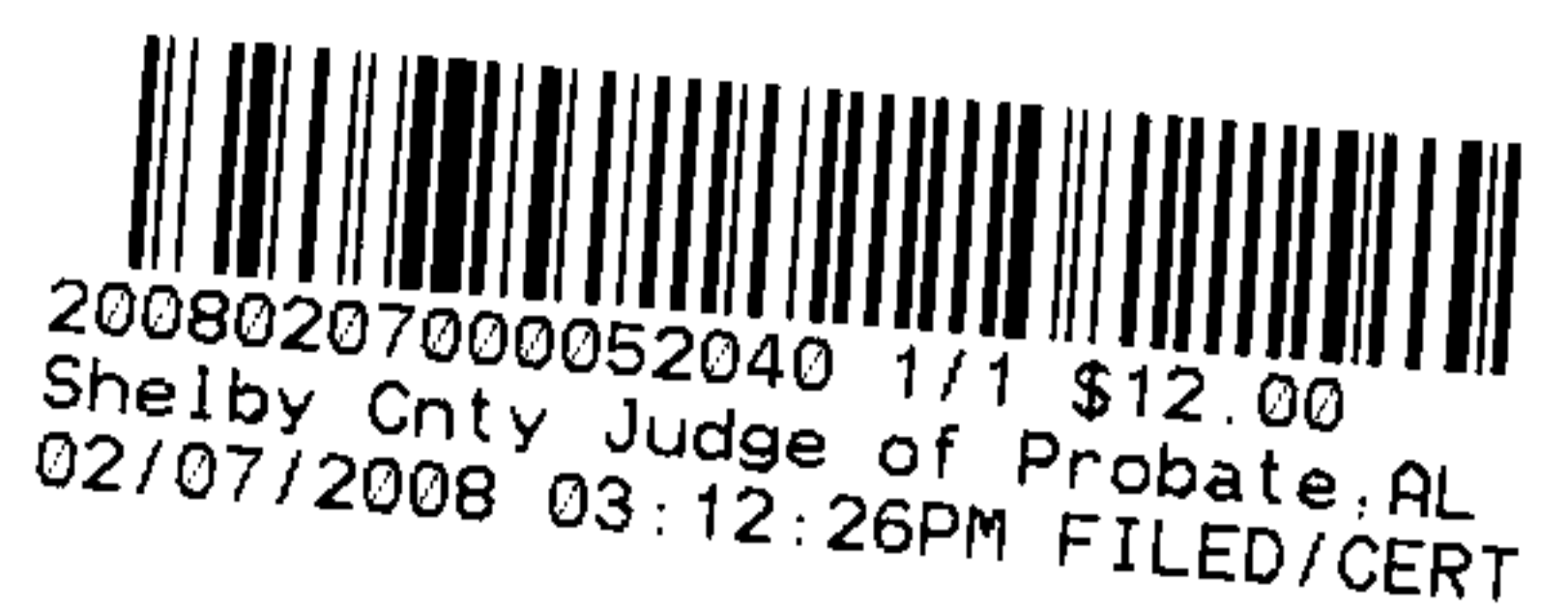
(Name) Patricia K. Martin, PC

name 4609 Hollow Lane  
Helena, Al. 35080

(Address) 109 Columbiana Rd.  
Birmingham, Al. 35209

address

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**



STATE OF ALABAMA

Shelby COUNTY

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One hundred forty-eight thousand three hundred and no/100 (\$148,300) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Milton L. Smith and his wife Bonnie C. Smith

(herein referred to as grantors) do grant, bargain, sell and convey unto

Jake A. Parker and Jennifer B. Schmidtke

(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 14, Block 5, according to the Survey of Plantation South Third Sector, Phase I, as recorded in Map Book 11, Page 88 in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions and rights of way of record.

\$148,300.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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, we have hereunto set our hand(s) and seal(s), this 5 day of February, 20 08

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Milton L. Smith  
MILTON L. SMITH  
Bonnie C. Smith  
BONNIE C. SMITH  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Milton L. Smith and his wife Bonnie C. Smith whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5 day of February, 2008 A. D., 20

Patricia K. Martin  
Notary Public.