

This instrument prepared by:
Patrick F. Smith
Law Office of Patrick F. Smith, L.L.C.
2700 Highway 280 East, Suite 315 W
Birmingham, AL 35223

SEND TAX NOTICE TO:

Austin Smith
Mary Allen Smith
152 Mayfair Lane
Calera, Alabama 35040

20080514000197520 1/1 \$13.00
Shelby Cnty Judge of Probate, AL
05/14/2008 03:28:16PM FILED/CERT

GENERAL WARRANTY DEED

STATE OF ALABAMA)

Shelby County, AL 05/14/2008
State of Alabama

Shelby COUNTY)

Deed Tax: \$2.00

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Nineteen Thousand dollars and Zero cents (\$119,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Michael A. Capps and wife, Renee Capps**, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Austin Smith and Mary Allen Smith** (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

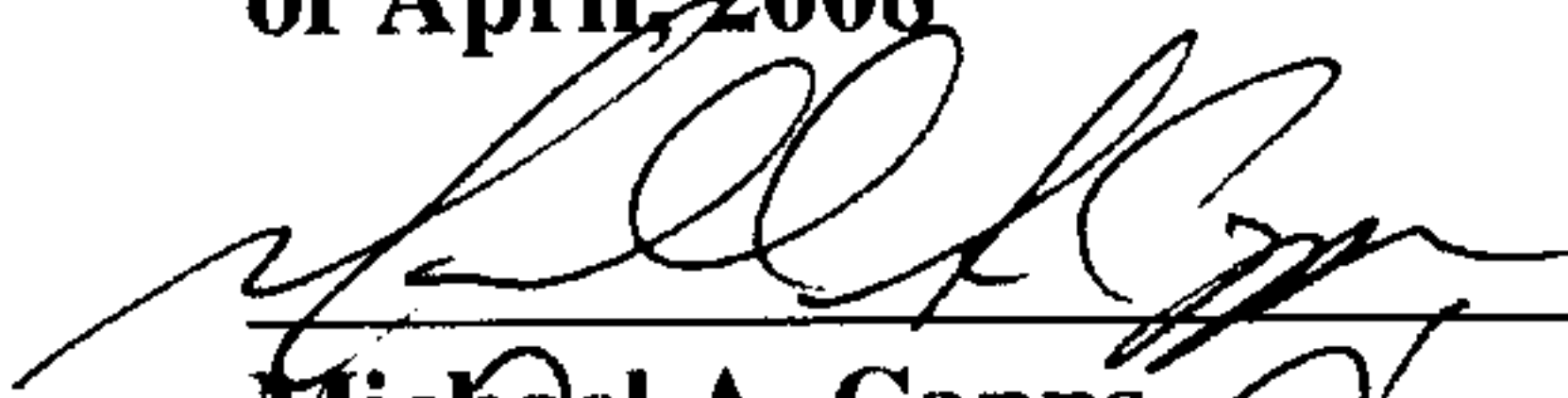
**Lot 211 B. according to the Amended Map of Final Plat of Camden Cove, Sector 6,
as recorded in Map Book 30, Page 54, in the Probate Office of Shelby County,
Alabama.**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

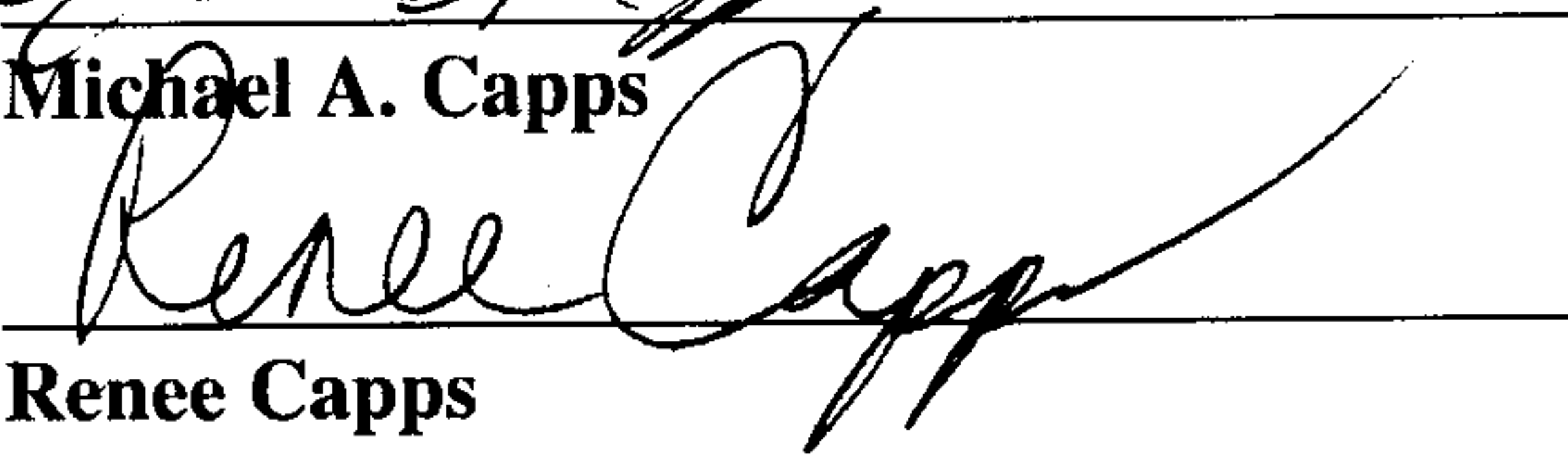
\$117,161.00 of the consideration recited herein is from the proceeds of a purchase money mortgage.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on **4th day of April, 2008**



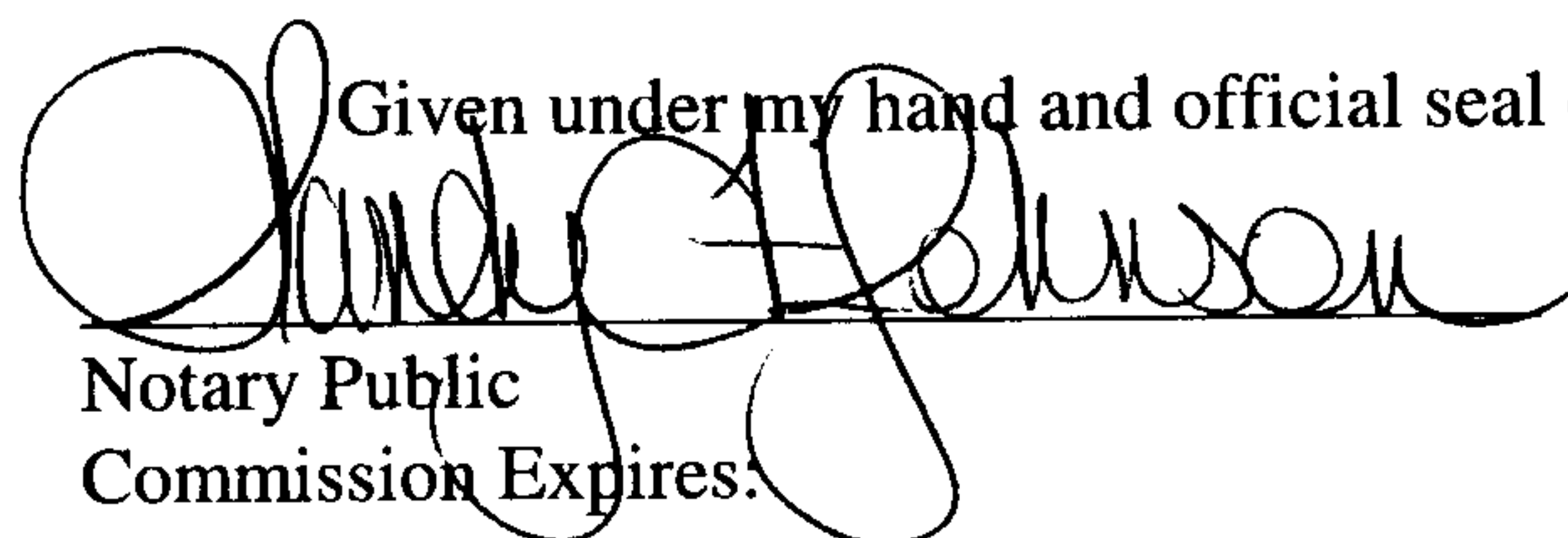
Michael A. Capps



Renee Capps

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Michael A. Capps and Renee Capps** 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.



Notary Public
Commission Expires:

Given under my hand and official seal on **4th day of April, 2008**.

