

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:
Richard Smith
Angela Smith
1517 Wingfield Court
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

20080711000281980 1/1 \$73.50
Shelby Cnty Judge of Probate, AL
07/11/2008 02:31:05PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of **Three Hundred Ten Thousand Five Hundred dollars and Zero cents (\$310,500.00)** paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, **Michael G. Sowell and Terri N. Sowell , husband and wife**, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Richard Smith and Angela Smith as joint tenants with rights of survivorship** (hereinafter Grantees), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 819, according to the Survey of Brook Highland, an Eddleman Community, 8th Sector, Phase 2, as recorded in Map Book 16, Page 96, in the Probate Office of Shelby County, Alabama.

Source of Title: Instrument #20030730000490020

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.

\$248,400.00 of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, 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 a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on **23rd day of June, 2008**.

Michael G. Sowell

Terri N. Sowell

Shelby County, AL 07/11/2008
State of Alabama

Deed Tax: \$62.50

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Michael G. Sowell and Terri N. Sowell** 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.

Given under my hand and official seal on **23rd day of June, 2008**.

Notary Public

Commission Expires:
FILE NO: 281832

