

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:
Scott Smith
Jaclyn Smith
2520 Marcal Road
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)


20080724000298520 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
07/24/2008 10:12:47AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of **Seventy Two Thousand dollars and Zero cents (\$72,000.00)** paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, **Gary Marcum and Laurie Marcum, husband and wife** (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Scott Smith and Jaclyn 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**:

A part of the Southwest quarter of the Southeast quarter of Section 16, Township 19 South, Range 2 West, and being more particularly described as follows: Commence at the Southwest corner of said quarter-quarter Section; thence East along the South line of same a distance of 710.00 feet; thence 64 degrees 46 minutes to the left a distance of 969.30 feet; thence 74 degrees 52 minutes to the left a distance of 333.60 feet; thence 90 degrees 00 minutes to the left a distance of 200.00 feet to the point of beginning of tract herein described; thence continue along the last named course a distance of 150.00 feet; thence 80 degrees 04 minutes to the left a distance of 204.30 feet; thence 114 degrees 55 minutes to the left a distance of 50.0 feet to the point of a curve to the right having a central angle of 07 degrees 14 minutes a radius of 1110.84 feet; thence along the arc of said curve a distance of 140.25 feet; thence 78 degrees 47 minutes to the left a distance of 160.24 feet to the point of beginning. Situated in Shelby County, Alabama.

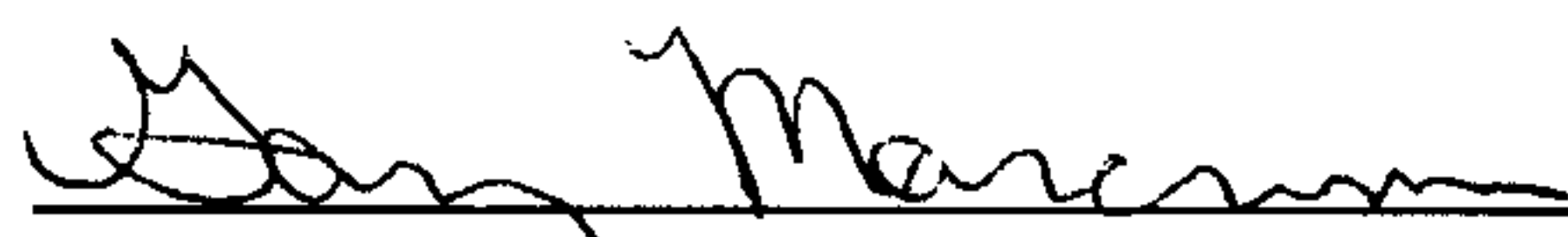
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$427,500.00 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 **16th day of May, 2008**.



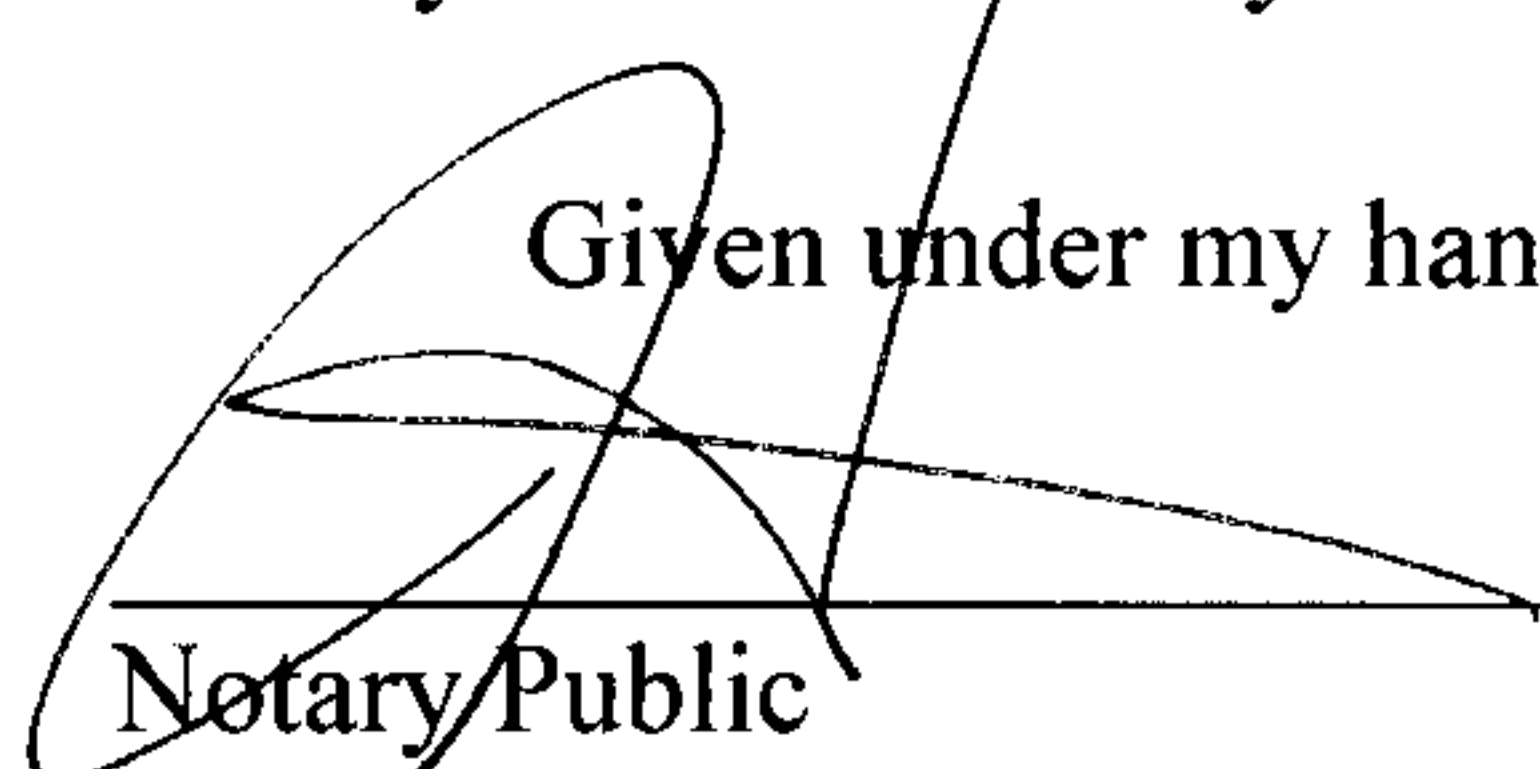
Gary Marcum



Laurie Marcum

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Gary Marcum and Laurie Marcum** 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:

FILE NO: 281410

