

805181

SEND TAX NOTICE TO:
Stanley Ricks
149 Shine Drive
Pelham, Alabama 35124

This instrument was prepared by
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219

20080729000304640 1/2 \$16.50
Shelby Cnty Judge of Probate, AL
07/29/2008 12:17:36PM FILED/CERT

WARRANTY DEED

STATE OF AL

Jefferson COUNTY

Shelby County, AL 07/29/2008
State of Alabama

Deed Tax: \$2.50

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Forty Seven Thousand dollars & no cents (\$147,000.00)**
To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Cathy Smiley, an unmarried woman** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Stanley Ricks, an unmarried man** (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

LOT 30, ACCORDING TO THE FINAL PLAT, WYNFIELD PARC, PHASE THREE, AS RECORDED IN MAP BOOK 32, PAGE 37, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to: (1) Taxes for the year 2008 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, conditions of record, if any. (3) Mineral and mining rights, if any.

\$144,728.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

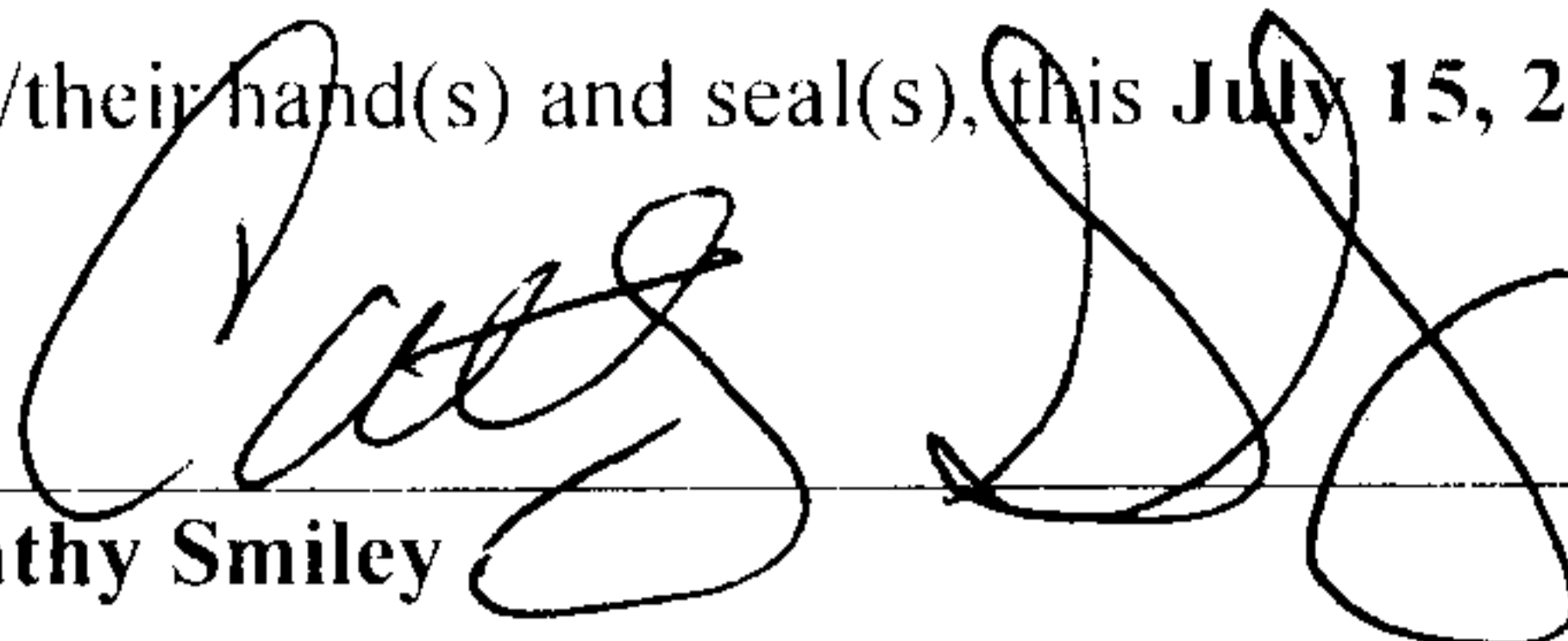
Subject to:

1. The lien of Ad Valorem taxes for the year 2008 are a lien but neither due nor payable until 1 October, 2008.
2. Municipal improvements assessments and fire district dues against subject property, if any.
3. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
4. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 32, Page 37.
5. Right of Way to Alabama Power Company as recorded in Deed Book 160, Page 383. Deed Book 161, Page 143 and Deed Book 179, Page 384.
6. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 2003-51124, in the Probate Office of Shelby County, Alabama.
7. Rights of others who may have an interest in the common area.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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, Grantors have hereunto set his/her/their hand(s) and seal(s), this July 15, 2008 .


Cathy Smiley (Seal)

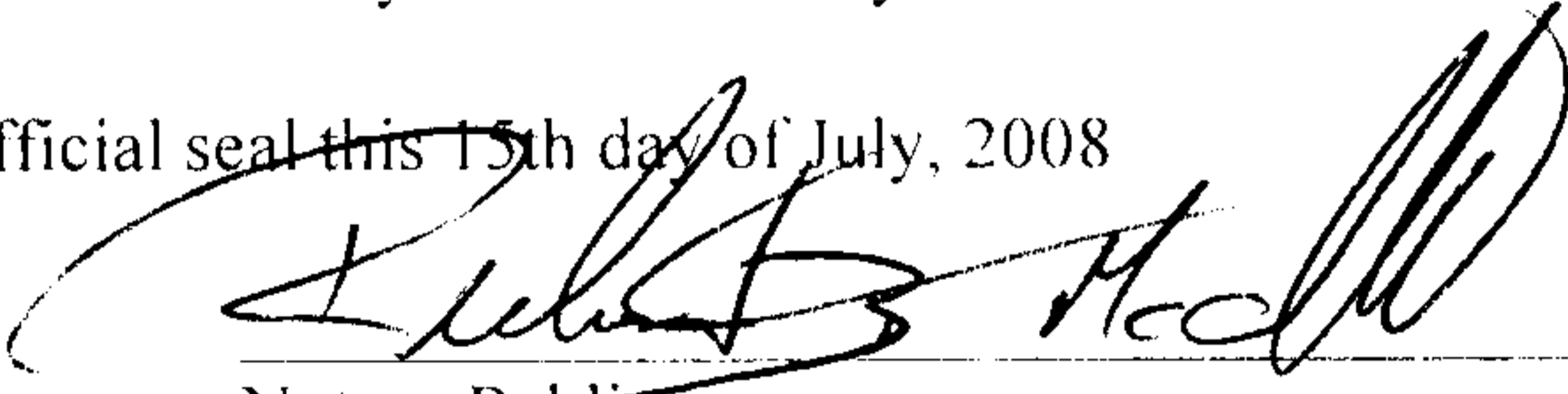
STATE OF AL

General Acknowledgement

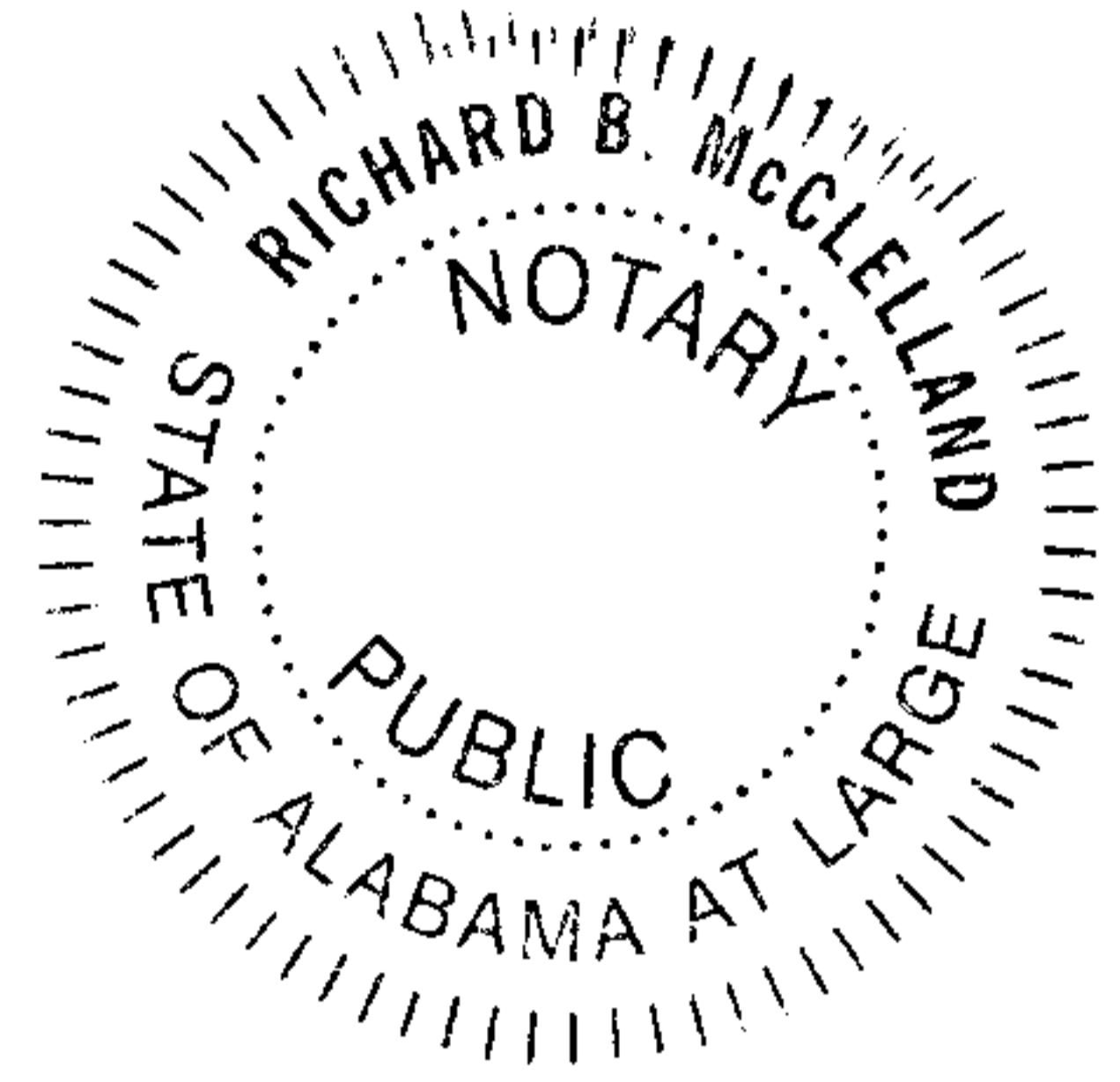
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Cathy Smiley, an unmarried woman** , 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of July, 2008


Notary Public.

(Seal) Richard B. McClelland
My Commission Expires: 10-19-2010



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