

20080730000307610 1/2 \$66.50
Shelby Cnty Judge of Probate, AL
07/30/2008 04:17:11PM FILED/CERT

Shelby County, AL 07/30/2008
State of Alabama

Deed Tax: \$52.50

Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

\$ 262,500.⁰⁰

Know all Men by these Presents: That, in consideration of One Hundred Dollars (\$100.00) and other good and valuable consideration to them in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **BOBBY SMITHERMAN AND WIFE, NAOMI SMITHERMAN** (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **WILLIAM C. MILLER AND PATRICIA G. MILLER** (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Calera, Shelby County, Alabama, to-wit:

Lot 130, according to the Survey of Shelby Springs Farm, Camp Winn, Sector 2, Phase 1, as recorded in Map Book 26, Page 6, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Calera, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

1. Subject to restrictions filed for record in Inst. No. 1999-48581 and Inst. No. 2000-23207.
2. Subject to 35-foot building set back line from Stephana Circle and Shelby Spring Farms as shown on recorded map.
3. Subject to 15-foot utility easement across the Southeast corner of said lot as shown on recorded map.
4. Subject to riparian rights in and to the use of Lake Leray.

\$ 210,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall

Warrant and Defend the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantors have set their hands and seals this 30th day of July, 2008.

Bobby Smith {L.S.}
Bobby Smitherman

Naomi Smitherman {L.S.}
Naomi Smitherman

STATE OF ALABAMA
COUNTY OF CALHOUN

I, the undersigned notary public, in and for said county and state, hereby certify that Bobby Smitherman and wife, Naomi Smitherman, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 30th day of July, 2008.

Debra M. King
Notary Public
My commission expires 1/24/2012

GRANTEES' MAILING ADDRESS:

101 Stephana Circle
Calera, AL 35040

THIS INSTRUMENT PREPARED BY:

Turner & Miller, LLC
1100 Woodstock Avenue
Anniston, AL 36207
Telephone: 256-235-1901 Fax: 256-235-2591
File # 08-0356LC

