

STATE OF ALABAMA)
COUNTY OF SHELBY)

20080903000352070 1/1 \$35.50
Shelby Cnty Judge of Probate, AL
09/03/2008 03:08:30PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of TWO HUNDRED TWENTY FOUR THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$224,500.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **LYNDA M. SMITH a married person** (GRANTORS) do grant, bargain, sell and convey unto **REBECCA C. SMITH** (GRANTEE) the following described real estate situated in SHELBY, ALABAMA to wit:

LOT 135 A, ACCORDING TO THE FINAL PLAT OF THE RESIDENTIAL SUBDIVISION INVERNESS COVE PHASE 2 RESURVEY #1 AS RECORDED IN MAP BOOK 36, PAGE 110 A & B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 1, 2008.

EASEMENTS, BUILDING LINES AND RESTRICTIONS AS SHOWN BY RECORDED MAP.

EASEMENT FOR ALABAMA POWER COMPANY RECORDED IN REAL 365, PAGE 785; REAL 365, PAGE 819; AND INST#1994/34517.

EASEMENT TO THE CITY OF HOOVER IN REAL 365, PAGE 871, AND INST# 1998/2449.

RIGHT OF WAY TO ALABAMA POWER IN DEED VOLUME 306, PAGE 10; REAL 84, PAGE 298; REAL 127, PAGE 54; AND REAL 3318, PAGE 27.

DECLARATION OF PROTECTIVE COVENANTS IN INST#20050113000020870; INST# 20051006000521560, AND AMENDED IN INST# 20060130000047870.

MINERALS AND MINING RIGHTS NOT OWNED BY GRANTOR.

\$200,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A PURCHASE MONEY MORTGAGE GIVEN TO SECURE A VENDOR'S LIEN.

THE PROPERTY CONVEYED DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR, NOR HER SPOUSE.

TO HAVE AND TO HOLD unto the said **GRANTEE** her heirs, successors and assigns forever; And said **GRANTOR** do for herself, her heirs, successors, and assigns covenant with said **GRANTEE**, her heirs, successors and assigns that she is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and their heirs, successors and assigns shall, warrant and defend the same to the said **GRANTEE**, her heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 29th day of AUGUST, 2008.

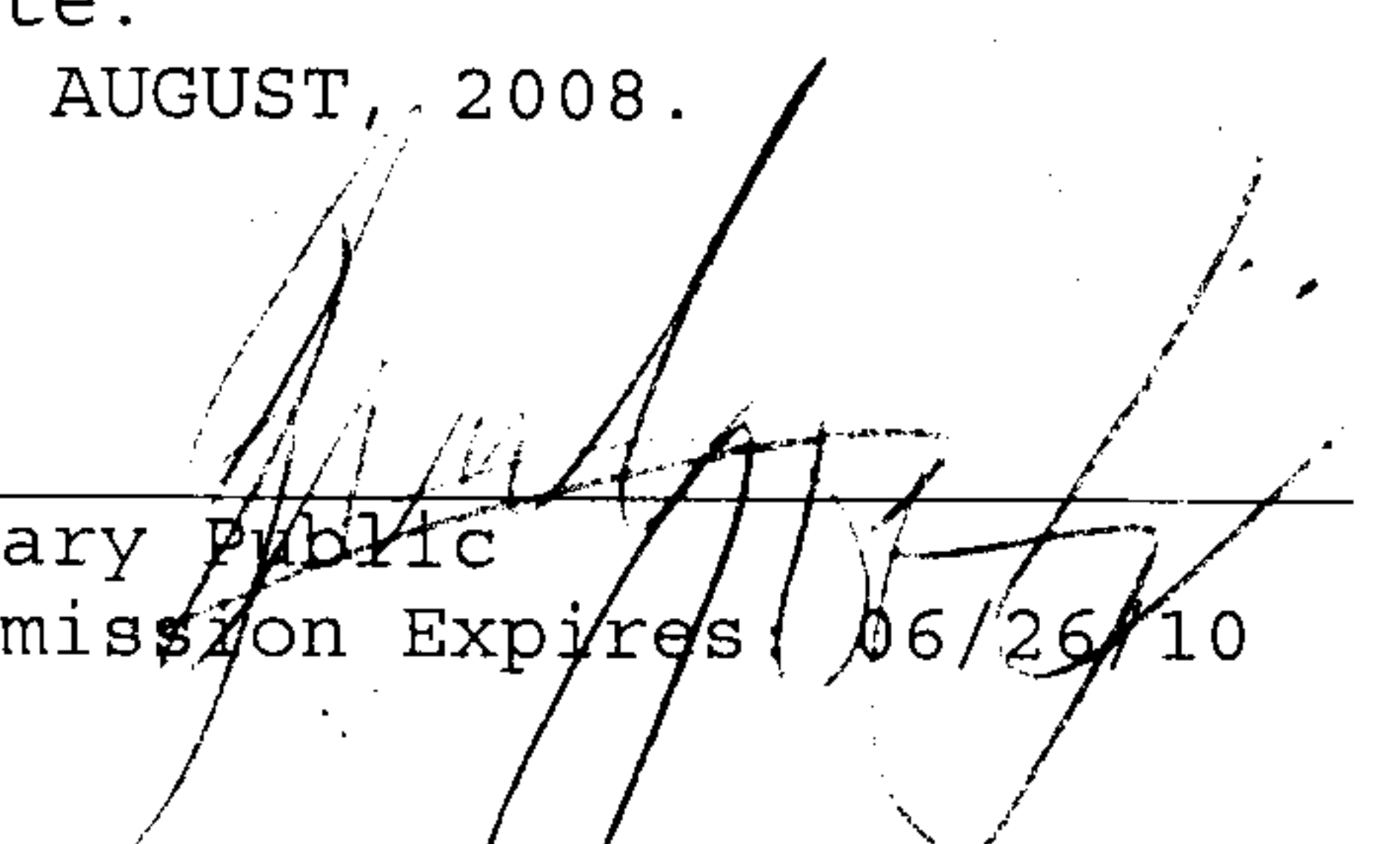
 Seal
LYNDA M. SMITH

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Gene W. Gray, Jr, a Notary Public in and for said County in said State, hereby certify that **LYNDA M. SMITH** whose name is signed to the foregoing instrument and who is personally known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 29th day of AUGUST, 2008.


Notary Public
Commission Expires 06/26/10

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 338
BIRMINGHAM, AL 35209
205 879 3400

SEND TAX NOTICE TO:
REBECCA C. SMITH
1367 INVERNESS COVE
BIRMINGHAM, AL 35242
#10-1-02-0-012-095

Shelby County, AL 09/03/2008
State of Alabama

Deed Tax: \$24.50