



20090506000167920 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
05/06/2009 12:15:33 PM FILED/CERT

Prepared:
2400 Dallas Parkway, Suite 460
Plano, TX 75093

Send tax notice to:

Joshua Smithey
97 Winterhaven Drive
Alabaster, Alabama 35007

WARRANTY DEED

State of Alabama
Shelby County

KNOW ALL MEN BY THESE PRESENTS:

(\$140,000.00) One Hundred Forty

That in consideration of Thousand and NO/100 Dollars to the undersigned Grantor(s), in hand paid by the Grantee(s) herein, the receipt and sufficiency of which are hereby acknowledged, Lindel Cummings, , (herein referred to as "Grantor(s)"), does hereby grant, bargain, sell, and convey unto Joshua Smithey

, herein referred to as "Grantee(s)", the following described real property situated in Alabaster, Shelby County, Alabama, to-wit:

Lot 113 B, according to the Survey of Summer Brook, Sector 5, Phase 2, as recorded in Map Book 21, Page 105, in the Probate Office of Shelby county, Alabama. situated in Shelby County, Alabama.

All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee(s), their heirs and assigns forever. And I/we do for ourselves and for our successors and assigns covenant with the said Grantee(s), their heirs and assigns, that I/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 our successors and assigns shall warrant and defend the same to the said Grantee(s), their heirs assigns forever, against the lawful claims of all persons.

Subject to ad valorem taxes for 2009 and subsequent years.

Easements, rights of way, building and setback lines of record, if any.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 14th day
of April, 2009.

X Lindel Cummings
Lindel Cummings

THE STATE OF TX }
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that
Lindel Cummings, whose name is signed to the foregoing instrument, and who is known to me,
acknowledged before me on this day that, being informed of the contents of the instrument,
he executed the same voluntarily on the day the same bears date. Give under my hand
and official seal this 14th day of April, 2009.

V Rita V. Perez
Notary Public
My Commission Expires: 7-14-2011

