

This Instrument Was Prepared By:  
Christopher R. Smitherman, Attorney At Law  
Law Offices of Christopher R. Smitherman, LLC  
Post Office Box 261  
Montevallo, Alabama 35115  
(205) 665-4357

Send Tax Notice:  
Lisa Hobbs  
~~246 Vine Street~~ 35 River Oaks Way  
Montevallo, Alabama ~~35115~~ Cropwell, AL 35054

STATE OF ALABAMA            )  
  )  
SHELBY COUNTY                )        **WARRANTY DEED: JOINT TENANCY**  
  )        **WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **One Hundred Twenty Thousand (\$120,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Edward R. Brooks and Lisa A. Brooks, a married couple**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Lisa Hobbs and Stephen E. Hobbs (a married couple)**, hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to wit:

**Lot 18, Block 2, of Latham's Addition to Montevallo, as recorded in Map Book 3, Page 25, in the Office of the Judge of Probate of Shelby County, Alabama being situated in Shelby County, Alabama.**

**Subject to all items of record**

**Note: This property was not homestead for grantors.**

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 23 day of October, 2009.

GRANTOR  
  
Edward R. Brooks (L.S.)

  
Lisa A. Brooks (L.S.)

This instrument is a 2 page document.

  
20091028000404470 1/2 \$134.00  
Shelby Cnty Judge of Probate, AL  
10/28/2009 01:24:45 PM FILED/CERT

Shelby County, AL 10/28/2009  
State of Alabama  
Deed Tax : \$120.00

STATE OF ALABAMA )

ACKNOWLEDGMENT

SHELBY COUNTY )

I, Chris Smith a Notary Public in and for said County, in said State, hereby certify that Edward R. Brooks and Lisa A. Brooks, whose name as Member and Authorized Agent for Providence Real Estate Consulting, LLC, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the Deed, he as such officer and with full authority, executed the same voluntarily for and as the act of said company.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 23 day of October, 2009.

*[Handwritten signature of Chris Smith]*  
NOTARY PUBLIC  
My Commission Expires: 5-13-2012

20091028000404470 2/2 \$134.00  
Shelby Cnty Judge of Probate, AL  
10/28/2009 01:24:45 PM FILED/CERT