

WARRANTY DEED

20100128000027030 1/1 \$19.50
Shelby Cnty Judge of Probate, AL
01/28/2010 10:18:08 AM FILED/CERT

This Instrument Was Prepared By:
Luke A. Henderson, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

Send Tax Notice To:
Brittany A. Smith
191 Hidden Cove Circle
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Twenty Two Thousand Five Hundred and No/100 Dollars (\$122,500.00), to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Jessica Madonia Hill** and husband, **Matthew Hill**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **Brittany A. Smith** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 21, according to the Survey of Hidden Creek Townhomes Phase II, as recorded in Map Book 28, Page 37, in the Probate Office of Shelby County, Alabama.

\$114,468.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Jessica Madonia, Grantee in that certain deed recorded in Instrument Number: 20050407000163020 is one and the same person as Jessica Madonia Hill, Grantor herein.

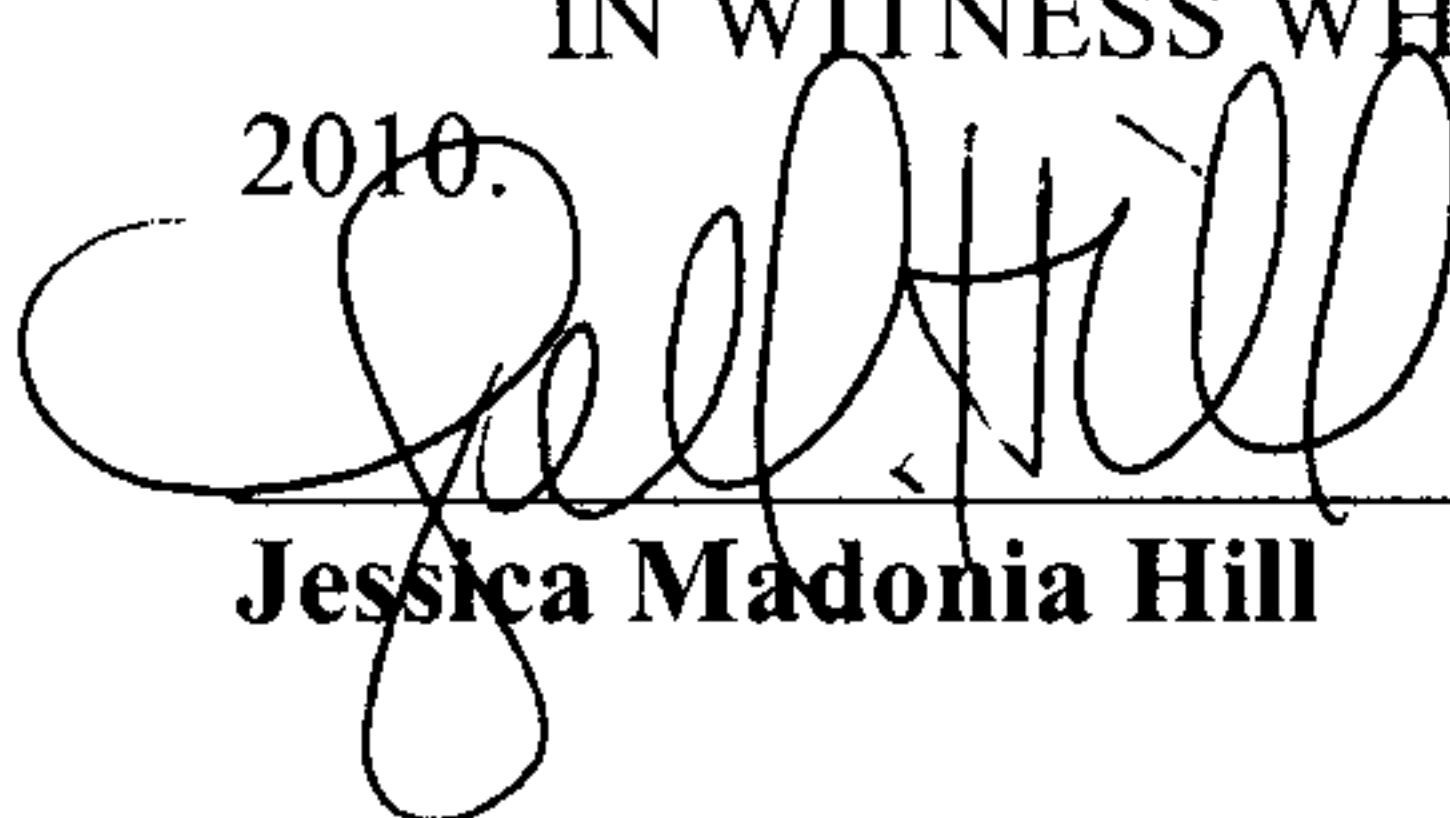
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

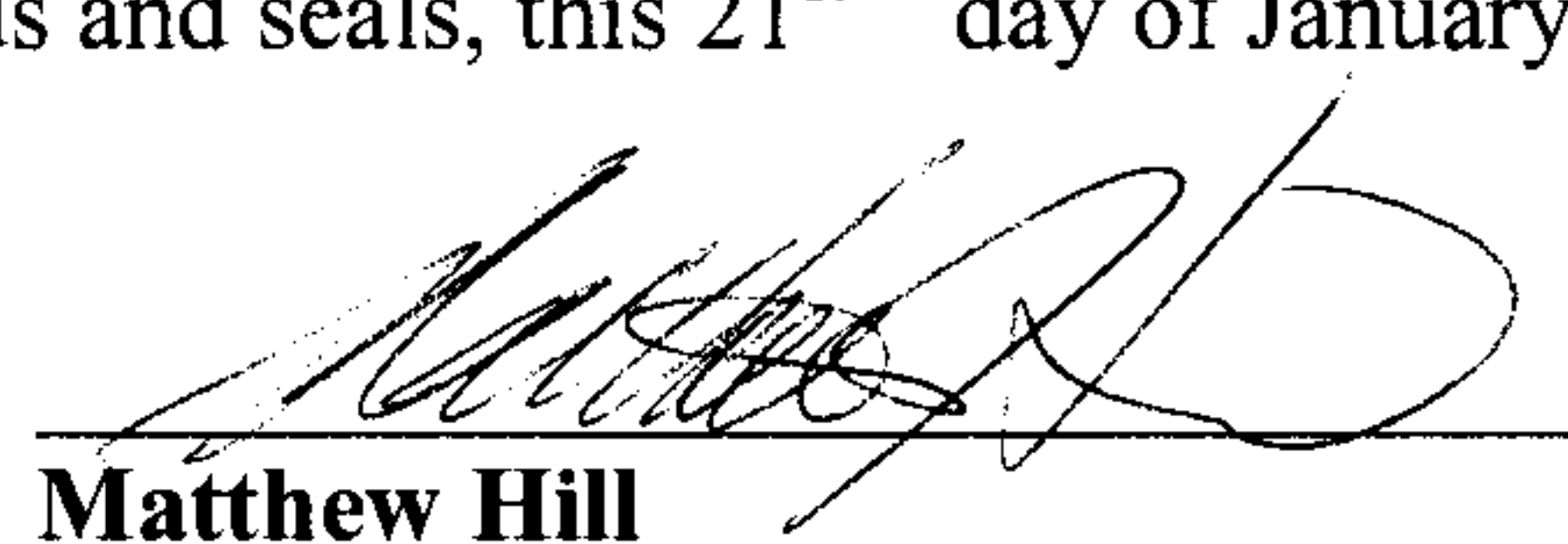
And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, her heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 21st day of January,

2010.



Jessica Madonia Hill

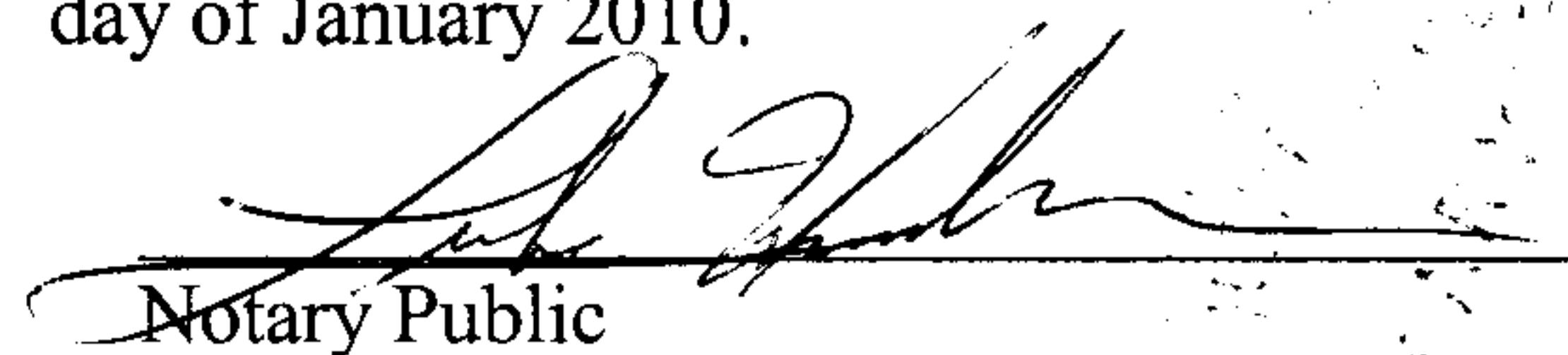


Matthew Hill

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Jessica Madonia Hill** and husband, **Matthew Hill** whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 21st day of January 2010.



Notary Public

My Commission Expires: 7-24-12

Deed Tax : \$8.50