



2010032200082850 1/2 \$294.00
Shelby Cnty Judge of Probate, AL
03/22/2010 03:03:22 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Two Hundred, Eighty Thousand and no/100's Dollars (\$280,000.00)**, (which consists of the forgiveness of the debt owed by the grantor to the grantee), to the undersigned grantor,

CLAUDE A. SMERAGLIA, a married man

in hand paid by the grantee herein, the receipt whereof is hereby acknowledged the said grantor grants, bargains, sells and conveys unto the grantee,

CYNTHIA HARRIS SMITH

the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 17A, according to a Resurvey of Lot 17, The View at Indian Crest and Lot 69, Homestead Third Sector, as recorded in Map Book 38, Page 52, in the Probate Office of Shelby County, Alabama.

Parcel ID: 10-5-15-0-007-017

Subject to:

2010 and subsequent years ad valorem taxes.

Easements, exceptions, reservations, encumbrances, liens, rights of way and restrictions of record or visible on said property.

Building lines, easements and restrictions shown by recorded map.

Mineral and mining rights

The above described property does not constitute the homestead of the grantor or his spouse.

TO HAVE AND TO HOLD, to the said GRANTEE, her heirs and assigns, forever.

And I do, for myself and for my heirs, executors and administrators covenant with the said grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I 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.



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IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 17th day of March, 2010.

WITNESS:

Claude A. Smeraglia
CLAUDE A. SMERAGLIA

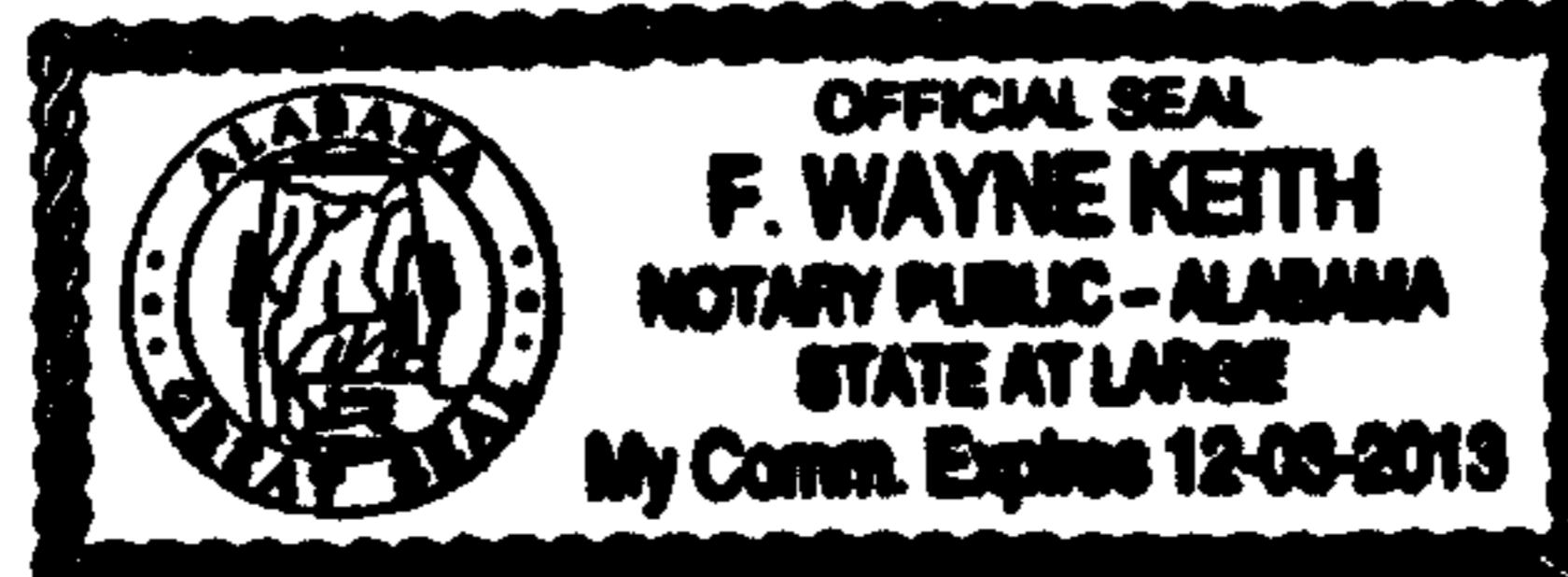
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Claude A. Smeraglia, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 17th day of March, 2010.

F. Wayne Keith

Notary Public



THIS INSTRUMENT PREPARED BY:

F. Wayne Keith, Attorney
15 Southlake Lane, Suite 150
Birmingham, Alabama 35244

Deed Tax : \$280.00

SEND TAX NOTICE TO:
Cynthia Harris Smith
3243 Heathrow Downs
Birmingham, Alabama 35226