

Send tax notice to:  
MATTHEW T. SMITH and KAYLN SMITH  
1190 FOREST LAKES WAY  
STERRETT, AL 35147

  
20100603000175710 1/1 \$13.00  
Shelby Cnty Judge of Probate, AL  
06/03/2010 01:33:00 PM FILED/CERT

**WARRANTY DEED  
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA  
Shelby COUNTY**

Shelby County, AL 06/03/2010  
State of Alabama  
Deed Tax : \$2.00

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **One Hundred Forty-Two Thousand Five Hundred and 00/100 (\$142,500.00)** and other valuable considerations to the undersigned GRANTOR (S), **ZACK HUDSON and SHARON E. HUDSON, HUSBAND AND WIFE**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE (S) herein, the receipt of which is hereby acknowledged, the said GRANTOR (S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **MATTHEW T. SMITH and KAYLN SMITH**, hereinafter referred to as GRANTEE(S), 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 County of Shelby State of Alabama, to-wit:

**LOT 331, ACCORDING TO THE FINAL PLAT OF FOREST LAKES, SECTOR 4, AS RECORDED IN MAP BOOK 33, PAGE 25 A, B & C, IN THE OFFICE OF THE PROBATE JUDGE OF SHELBY COUNTY, ALABAMA.**

**\$140,606.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.**

**THE PURCHASE OF THE HEREIN DESCRIBED REAL PROPERTY IS BEING FINANCED IN WHOLE OR IN PART BY THE PROCEEDS OF A PURCHASE MONEY MORTGAGE BEING EXECUTED SIMULTANEOUSLY HEREWITH.**

SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS AND AD VALOREM TAXES OF RECORD.

**TO HAVE AND TO HOLD**, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I/we do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 28th day of May, 2010.

Zack Hudson  
ZACK HUDSON

BY: Heather Thomas  
HEATHER THOMAS, ATTORNEY-IN-FACT

Sharon E. Hudson  
SHARON E. HUDSON

BY: Heather Thomas  
HEATHER THOMAS, ATTORNEY-IN-FACT

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said State and County, hereby certify that ZACK HUDSON and SHARON E. HUDSON, BY HEATHER THOMAS, ATTORNEY-IN-FACT is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, she, in her capacity of Attorney-in-Fact for Zack Hudson and Sharon E. Hudson and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of May, 2010.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:  
THE SNOODY LAW FIRM, LLC  
2871 ACTON ROAD, SUITE 201  
BIRMINGHAM, ALABAMA 35243

  
DAVID S. SNOODY  
MY COMMISSION EXPIRES 6/18/10