

20100826000274860 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
08/26/2010 11:09:12 AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

SURVIVORSHIP WARRANTY DEED

THIS INDENTURE, made and entered into on this the 18th day of August, 2010, by and between **HOMESMITH, LLC, An Alabama Limited Liability Company**, Party of the First Part, and **Glynn Crook, Jr. and Renee Crook**, who have a mailing address of 204 Scenic Lake Cove, Alabama AL, Parties of the Second Part. 35007

WITNESSETH:

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars (\$10.00) to the Party of the First Part, in hand paid by the Parties of the Second Part, and other valuable consideration, the receipt whereof is hereby acknowledged, the Party of the First Part has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto the Parties of the Second Part for and during their joint lives as joint tenants 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 2, ACCORDING TO THE SURVEY OF LAKE FOREST SIXTH SECTOR, AS RECORDED IN MAP BOOK 36, PAGE 35A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; SITUATED, LYING AND BEING IN SHELBY COUNTY, ALABAMA

Simultaneously with the delivery of this deed, Grantees herein have executed a purchase money mortgage in the amount of \$254,000.00 to Gateway Mortgage Group, LLC to secure an amount borrowed to finance the purchase of the above described property.

Subject to taxes for current year, easements of record, easements as located, and restrictions of record.

TO HAVE AND TO HOLD, together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, unto the Parties of the Second Part, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

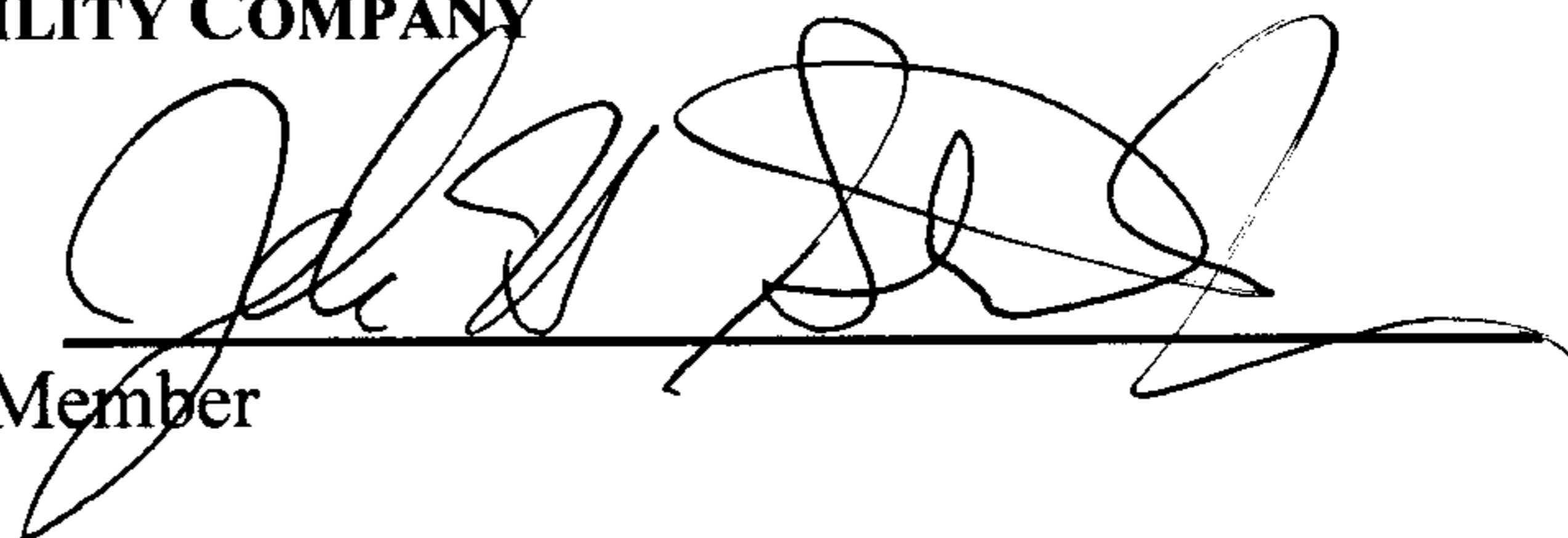
And HOMESMITH, LLC, An Alabama Limited Liability Company, does hereby covenant with the Parties of the Second Part, their heirs and assigns, that it is lawfully seized in fee of said premises; that it has a good right to sell and convey the same as aforesaid; that said premises are free from all encumbrances, unless otherwise noted above; and that it will and its successors and assigns shall forever warrant and defend the same to said Parties of the Second Part, their heirs and assigns forever, against the lawful claims and demands of all persons, whomsoever.



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IN WITNESS WHEREOF, HOMESMITH, LLC, An Alabama Limited Liability Company,
by and through its officer, has hereunder set its hands and seals on this the day and year herein first
above written.

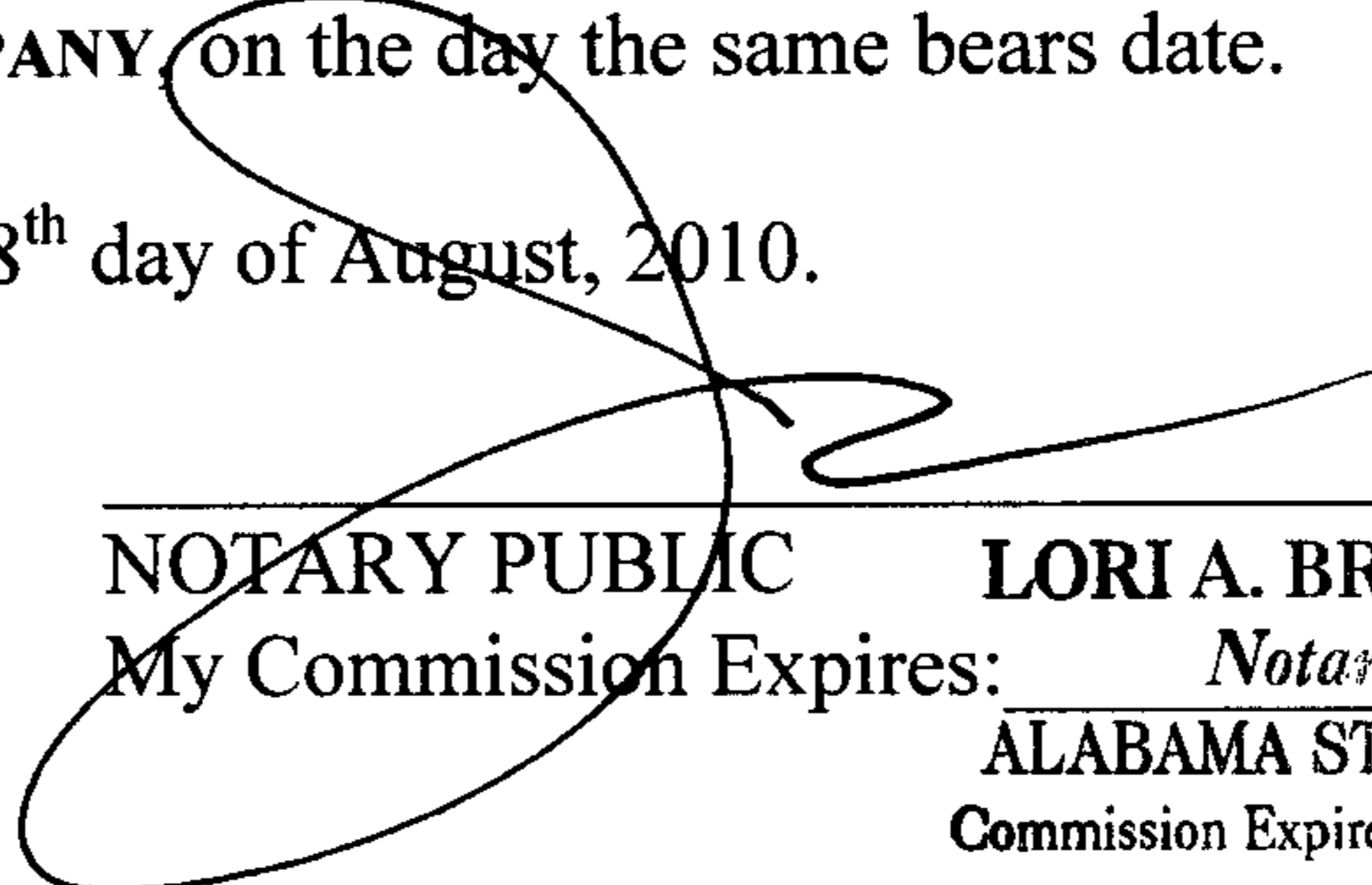
**HOMESMITH, LLC, AN ALABAMA LIMITED
LIABILITY COMPANY**

BY: 
ITS: Member

STATE OF ALABAMA
CALHOUN COUNTY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **John H. Street**, whose name as Member of **HOMESMITH, LLC, AN ALABAMA LIMITED LIABILITY COMPANY**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this the day that, being informed of the contents of the instrument, he, in his capacity as Member and with full authority, executed the same voluntarily on behalf of **HOMESMITH, LLC, AN ALABAMA LIMITED LIABILITY COMPANY**, on the day the same bears date.

Given under my hand and seal this 18th day of August, 2010.


NOTARY PUBLIC **LORI A. BROWN-JAMES**
My Commission Expires: *Notary Public*
ALABAMA STATE AT LARGE
Commission Expires September 17, 2013

[SEAL]

THIS INSTRUMENT WAS PREPARED BY:
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10-0396L