

STATE OF ALABAMA §
 §
SHELBY COUNTY §

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Two Hundred Seventeen Thousand and NO/100 (\$217,000.00) Dollars to the undersigned **JAMES D. SMITH AND WIFE, ALISA Y. SMITH**, herein referred to as Grantors, in hand paid by **DONOVAN M. HARVARD AND WIFE, MARY ANN HARVARD**, whose mailing address is 4045 Cross Grove Circle, Birmingham, Alabama 35242, herein referred to as Grantees, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the said Grantees, as joint tenants, with right of survivorship, all their right, title and interest in and to the following described real estate, situated in Shelby County, Alabama:

Lot 28, according to the survey of Little Ridge Estate, as recorded in Map Book 9, Page 174 A&B, in the Probate Office of Shelby County, Alabama.

Subject to any and all restrictions, reservations, easements and rights of way of public record.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein), in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for himself and for his heirs, executors and administrators, covenant with the Grantee, his heirs and assigns that he is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as herein stated, that he has a good right to sell and convey the same as is done hereby, that he will and his heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all persons except any who claim under this instrument or any



matter herein stated.

Wherever used herein, the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal on this the 28th day of October, 2010.

James D. Smith
James D. Smith

Alisa Y. Smith
Alisa Y. Smith

STATE OF ALABAMA §
 §
TALLADEGA COUNTY §

State of Alabama
Deed Tax : \$100.00

I, the undersigned authority in and for said County, in said State, hereby certify that James D. Smith and wife, Alisa Y. Smith, 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 official seal this the 28th day of October, 2010.

Pamela D. Bolton
Notary Public: Pamela D. Bolton

THIS INSTRUMENT PREPARED BY:
PROCTOR & VAUGHN, LLC
Post Office Box 2129
Sylacauga, Alabama 35150
File: 9674.8