

20110106000007170 1/3 \$80.50
Shelby Cnty Judge of Probate, AL
01/06/2011 03:35:31 PM FILED/CERT

Shelby County, AL 01/06/2011
State of Alabama
Deed Tax:\$62.50

This Document Prepared By:
Eugenia F. Smith
2307 Kala Street
Helena, Alabama 35080

Recording Requested By & Return To: (3) ::
Chicago Title ServiceLink Division
1000 Industrial Blvd
Aliquippa, PA 15001 2466045

Assessor's Parcel Number: 13-8-28-1-002-001.000
Fair Market Value: 62,300.00

WARRANTY DEED
TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of ONE AND NO/100 DOLLARS (\$1.00), to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Eugenia F. Smith, a married woman, and joined by her spouse Jeffrey D. Smith**, (herein referred to as grantor, whether one or more), whose mailing address is 2307 Kala Street, Helena, Alabama 35080, grant, bargain, sell and convey unto **Eugenia F. Smith and Jeffrey D. Smith, wife and husband**, (herein referred to as grantee, whether one or more), whose mailing address is 2307 Kala Street, Helena, Alabama 35080, the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 11 ACCORDING TO THE SURVEY OF KINGSRIDGE SUBDIVISION AS RECORDED IN MAP BOOK 6 PAGE 87 IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA

COMMONLY known as: 2307 Kala Street, Helena, Alabama 35080

Source of Title Ref.: Deed: Recorded November 2, 1983; BK 351, PG 76

TO have and to hold to the said grantee, his, her or their heirs and assigns forever.

The land described herein (You must make a selection):

 / is homestead property of the said Grantor

 is **NOT** homestead property of the said Grantor

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and easements now of record, if any.

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, unless noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, **Eugenia F. Smith** and **Jeffrey D. Smith** have hereunto set my (our) hand(s) and seal(s), this 7 day of December, 2010.

Eugenia F. Smith
Eugenia F. Smith

Jeffrey D. Smith
Jeffrey D. Smith

General Acknowledgement

STATE OF Alabama
Shelby COUNTY
I, Judy H. Osborne

a Notary Public in and for said County, in said State, hereby certify that **Eugenia F. Smith and Jeffrey D. Smith**, whose name(s) 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 above and foregoing conveyance, he/~~she~~/they executed the same voluntarily on the day the same bears date.

NOTARY STAMP/SEAL

Given under my hand and official seal of office this 7 day of December, 2010.

Judy H. Osborne
NOTARY PUBLIC
My Commission Expires: 01/06/15



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Exhibit "A"

Legal Description

ALL THAT PARCEL OF LAND IN CITY OF HELENA, SHELBY COUNTY, STATE OF ALABAMA, BEING KNOWN AND DESIGNATED AS:

LOT 11 ACCORDING TO THE SURVEY OF KINGSRIDGE SUBDIVISION AS RECORDED IN MAP BOOK 6 PAGE 87 IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA

BY FEE SIMPLE DEED FROM ROSS V. VACARELLA AND PATRICIA H. VACARELLA, HUSBAND AND WIFE AS SET FORTH IN BOOK 351 PAGE 76 DATED 10/28/1983 AND RECORDED 11/02/1983, SHELBY COUNTY RECORDS, STATE OF ALABAMA.

Tax ID: 13-8-28-1-002-001.000