


STATE OF ALABAMA

SHELBY COUNTY


20110126000026990 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
01/26/2011 12:10:24 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **AMY L. SMITH, AN UNMARRIED WOMAN,** (herein referred to as Grantor) do hereby grant, bargain, sell and convey unto **HOMESMITH, LLC, AN ALABAMA LIMITED LIABILITY COMPANY,** (herein referred to as Grantee), which has a mailing address of 5800 Jeldspar Way, Hoover, AL 35244, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 168, ACCORDING TO THE SURVEY OF CEDAR GROVE AT STERLING GATE, SECTOR 2, PHASE 3, AS RECORDED IN MAP BOOK 26, PAGE 122, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; SITUATED, LYING AND BEING IN SHELBY COUNTY, ALABAMA.

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

SIMULTANEOUSLY WITH THE DELIVERY OF THIS DEED, GRANTEE HEREIN HAS EXECUTED A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF \$147,000.00 TO SOUTHPOINT BANK TO SECURE AN AMOUNT BORROWED TO FINANCE THE PURCHASE OF THE ABOVE DESCRIBED PROPERTY.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And I do, for myself and for me heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 said Grantee, its successors and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, the undersigned has hereunder set her hand and seal on this the 14th day of January, 2011.

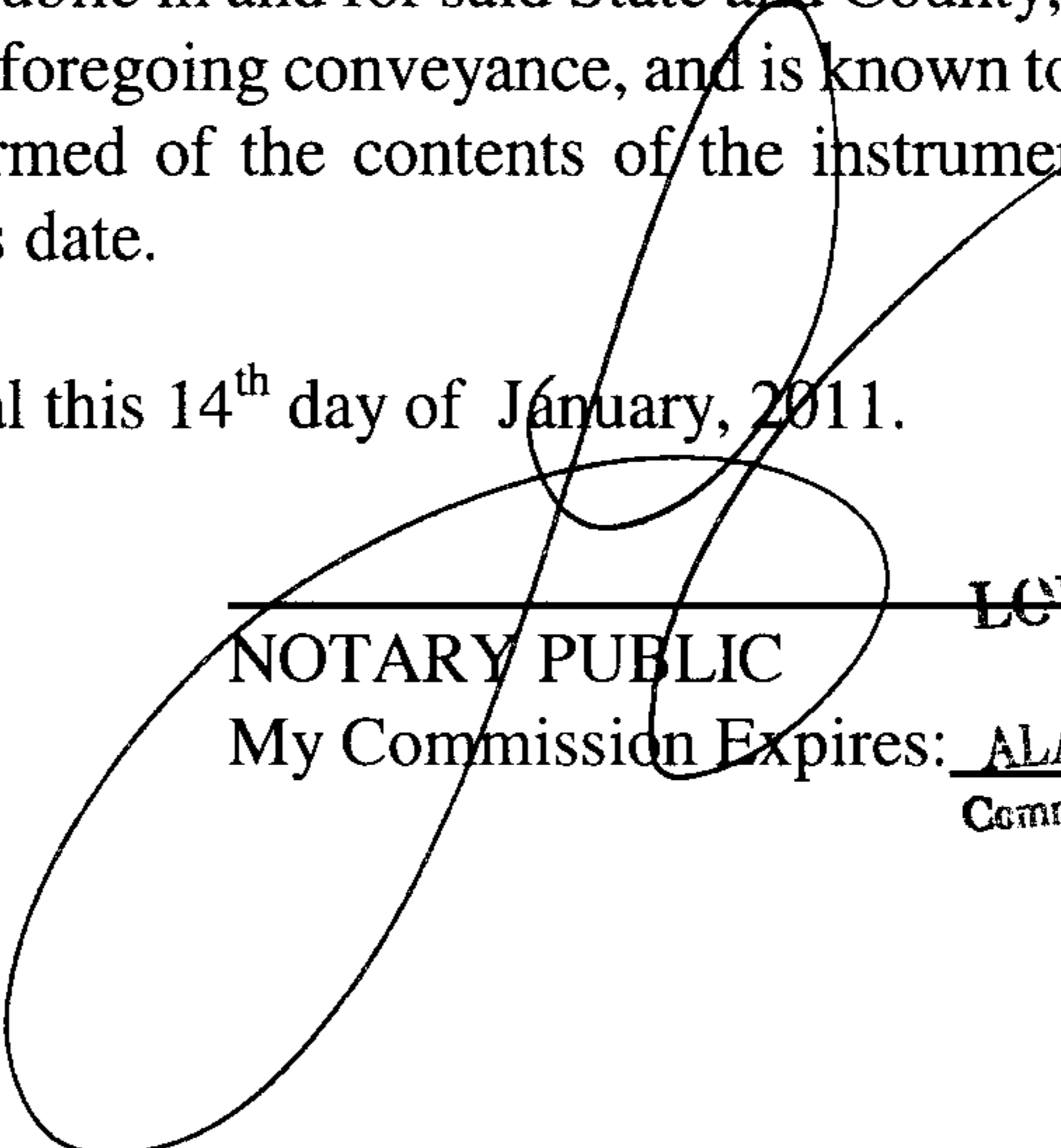

_____(L.S.)
Amy L. Smith

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that AMY L. SMITH, whose names is signed to the foregoing conveyance, and is known to me, acknowledged before me on this the day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 14th day of January, 2011.



NOTARY PUBLIC
My Commission Expires: ALABAMA STATE AT LARGE
LORIA BROWN-JAMES
Notary Public
Commission Expires September 17, 2013

THIS INSTRUMENT WAS PREPARED BY:
WILSON, DILLON, PUMROY & JAMES
1431 LEIGHTON AVENUE
ANNISTON, AL 36207
(256) 236-4222
FILE NO.: 10-0619L