



20110202000037590 1/2 \$327.50
Shelby Cnty Judge of Probate, AL
02/02/2011 04:04:46 PM FILED/CERT

FRS File No.: 660854

Customer File No.: 8094042

WARRANTY DEED

THE STATE OF ALABAMA
COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS: That in consideration of (\$312,500.00) Three
Hundred Twelve Thousand Five Hundred & NO DOLLARS and other valuable considerations to
the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby
acknowledged, Torrance V. Bassard, an unmarried person, (herein referred to as GRANTOR), does
hereby GRANT, BARGAIN, SELL and CONVEY unto
Prudential Relocation, Inc.
of 16260 North 71st Street, 2nd Floor Reception, Scottsdale, AZ 85254

(herein referred to as GRANTEE), its successors and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 5, according to the survey of Smokey Ridge Estates as recorded in Map Book 32, Page 78 in the
Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of
record and affect the above-described property.

Torrance V. Bassard is the surviving grantee in that certain recorded in Instrument No.
20040604000298800. The other grantee, Aleta D. Bassard, died on or about March 8, 2008.

For ad valorem tax appraisal purposes only, the address of the property is 117 Smokey Ridge Lane,
Alabaster, AL 35007, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and
appurtenances thereunto pertaining, unto the said GRANTEE, its successors and assigns, forever.

Shelby County, AL 02/02/2011
State of Alabama
Deed Tax: \$312.50

CLAYTON C. CREAGER, ATTORNEY AT LAW

AND GRANTOR does covenant with the said GRANTEE, its successors and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, its successors and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, its successors and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

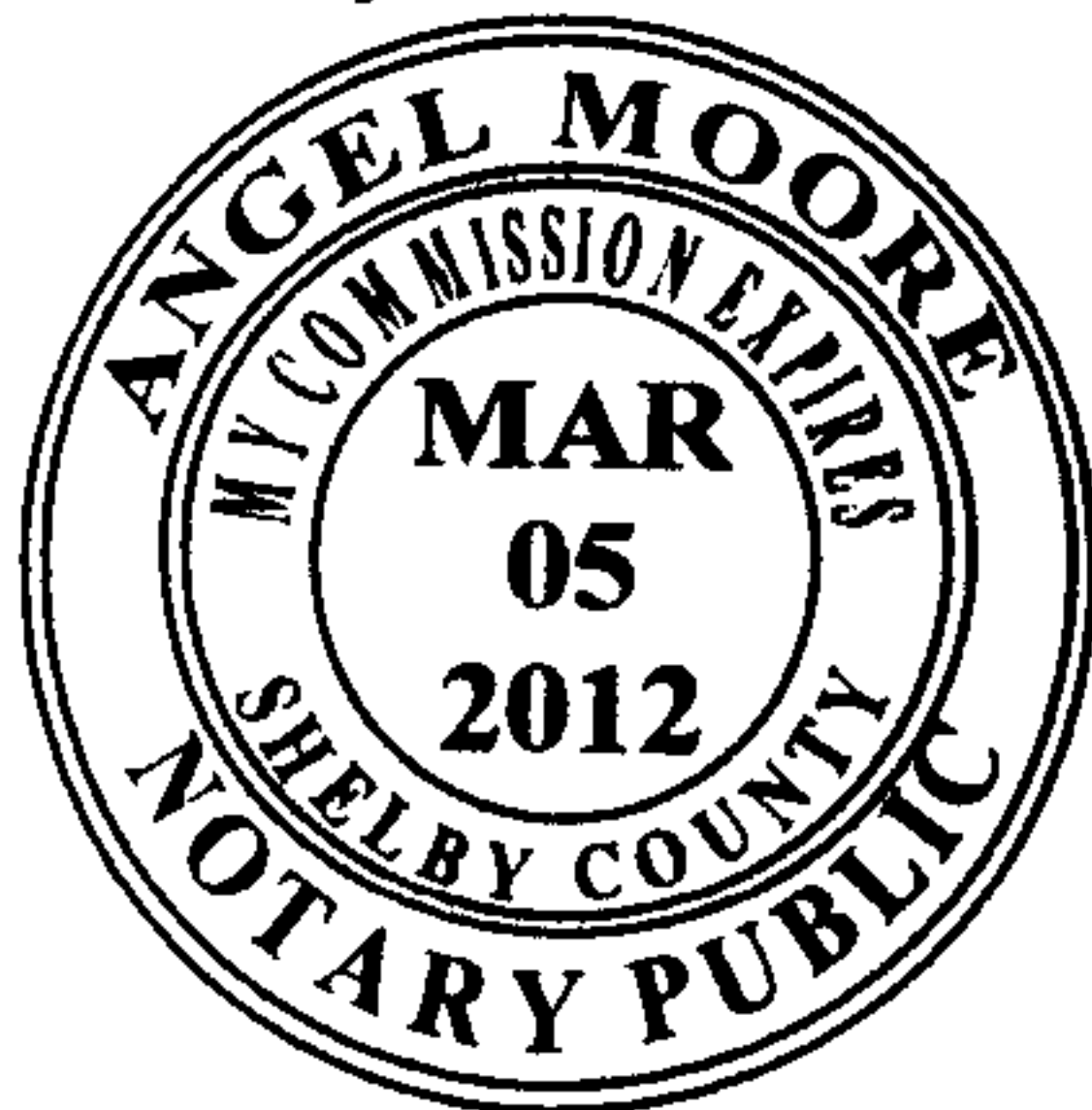
IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 11th day of January, 2011.

Torrance V Bassard (seal)
Torrance V. Bassard

THE STATE OF Alabama }
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Torrance V. Bassard _____ (fill in marital status) whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 11th day of January, 2011.



Angel Moore (Seal)
Notary Public Angel Moore
3/5/2012
My Commission Expires

This instrument prepared by:
Clayton T. Sweeney, Attorney At Law
2700 Highway 280 East Suite 160
Birmingham, AL 35223