

**This instrument was prepared by**  
Robert C. Barnett  
2107 5<sup>th</sup> Avenue North, Suite 100  
Birmingham, Alabama 35203

**Send tax notice to:**

**WARRANTY DEED**

**STATE OF ALABAMA     )  
SHELBY COUNTY        )**

**KNOW ALL MEN BY THESE PRESENTS**

That in consideration of SEVENTY FOUR THOUSAND AND NO/100 DOLLARS (\$74,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I JEFFREY S. SMITHERMAN, a single man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto DALMOUS H. HALTIWANGER and wife, JO ANN HALTIWANTER, (herein referred to as grantees, as joint tenants, with right of survivorship), the following described real estate, situated in SHELBY County, Alabama to wit:

Lot 12 & 13 in Block "K" according to the resurvey of Russell R. Hetz Property as recorded in Map Book 3, Page 119, in the Probate Office of Shelby County, Alabama.

Subject to:

Taxes for the year 2011, a lien but not due and payable until October 1, 2011.

Permits, easements and rights of way of record .

TO HAVE AND TO HOLD to 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said grantor does for itself, its successors and assigns, covenant with said grantees, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23<sup>rd</sup> day of March, 2011

  
Jeffrey s. Smitherman



20110324000092910 2/2 \$89.00  
Shelby Cnty Judge of Probate, AL  
03/24/2011 10:40:24 AM FILED/CERT

**GENERAL ACKNOWLEDGMENT**

STATE OF ALABAMA     )  
SHELBY COUNTY         )

I, Robert C BARNETT, a Notary Public in and for said County, in said State, hereby certify that Jeffrey S. Smitherman, a single man, 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 official seal this the 23 day of March,  
2011.

Robert C Barnett

Notary Public

My Commission Expires: 10/24/2012