



20110415000117060 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
04/15/2011 12:31:38 PM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

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, **RORY EUGENE GULLEDGE AND WIFE, LORI A. GULLEDGE**, (herein referred to as Grantor) do hereby grant, bargain, sell and convey unto **HOMESMITH, L.L.C.**, (herein referred to as Grantee), who has a mailing address of 5800 Feldspar Way Hoover AL 35244, the following described real estate situated in Shelby County, Alabama, to-wit:

A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 18, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SOUTHEAST 1/4 OF SOUTHEAST 1/4 OF SAID SECTION AND RUN NORTH FOR A DISTANCE OF 80 FEET; THENCE WEST A DISTANCE OF 100 FEET AND PARALLEL WITH THE NORTHERN BOUNDARY OF SAID QUARTER SECTION; THENCE SOUTH 80 FEET AND PARALLEL WITH WEST BOUNDARY OF SAID QUARTER SECTION TO THE SOUTHERN BOUNDARY OF SAME; THENCE EAST ALONG THE SOUTHERN BOUDARY OF SAID QUARTER SECTION TO POINT OF BEGINNING; 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 \$ 115,000.00 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 we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will and our 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.

IN WITNESS WHEREOF, the undersigned have hereunder set their hands and seals on this
the 13th day of April, 2011.

 (L.S.)
RORY EUGENE GULLEDGE

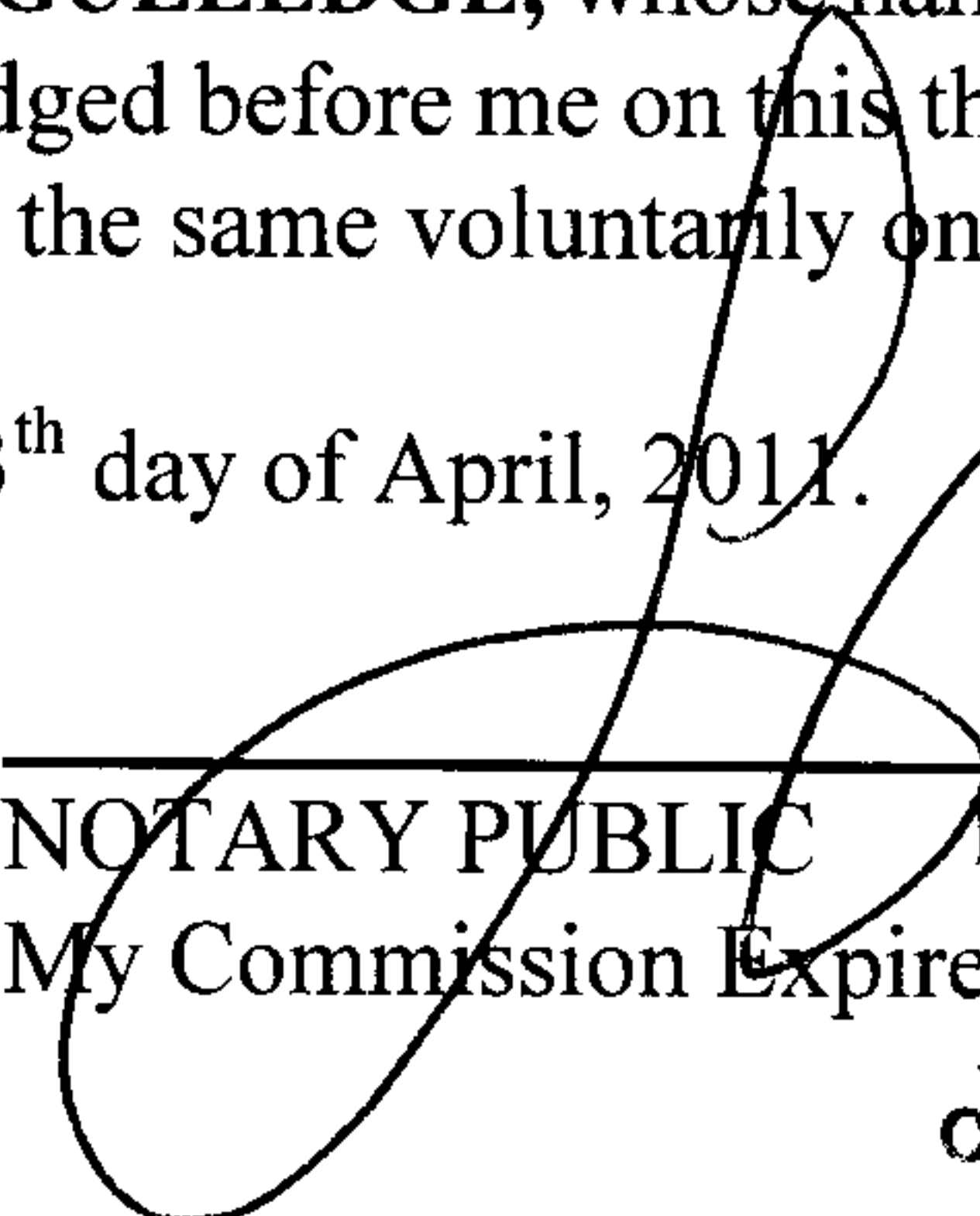
 (L.S.)
LORI A. GULLEDGE

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that
RORY EUGENE GULLEDGE AND LORIA. GULLEDGE, whose names are signed to the foregoing
conveyance, and are known to me, acknowledged before me on this the day that, being informed of
the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 13th day of April, 2011.


NOTARY PUBLIC **LORI A. BROWN-JAMES**
My Commission Expires: *Notary Public*
ALABAMA STATE AT LARGE
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.: 10-0523L