


STATE OF ALABAMA

SHELBY COUNTY


20110415000117080 1/2 \$123.00
Shelby Cnty Judge of Probate, AL
04/15/2011 12:31:40 PM FILED/CERT

STATUTORY WARRANTY DEED

THIS INDENTURE, made and entered into on this the 13th day of April, 2011, by and between **HOMESMITH, L.L.C., an Alabama Limited Liability Company**, Party of the First Part, and **Lori Gullede**, who has a mailing address of 200 Seonic Lake Cove,
Maylene AL 35114, Party of the Second Part.

WITNESSETH:

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars (\$10.00) to the Party of the First Part, in hand paid by the Party of the Second Part, and other good and valuable consideration, the receipt whereof is hereby acknowledged, the Party of the First Part, by and through its duly authorized officer, has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto the Party of the Second Part the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 1, ACCORDING TO THE SURVEY OF LAKE FOREST, SIXTH SECTOR, AS RECORDED IN MAP BOOK 36, PAGE 35, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; SITUATED, LYING AND BEING IN SHELBY COUNTY, ALABAMA.

SIMULTANEOUSLY WITH THE DELIVERY OF THIS DEED, GRANTEE HEREIN HAS EXECUTED A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF \$152,000.00 TO SOUTHPOINT BANK TO SECURE AN AMOUNT BORROWED TO FINANCE THE PURCHASE OF THE ABOVE DESCRIBED PROPERTY.

Subject to the taxes for the current year, easements of record, easements as located, restrictions of record, if any, matters an accurate survey would reveal, and unpaid taxes and assessments, if any.

TO HAVE AND TO HOLD, together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, unto the Party of the Second Part, his heirs and assigns forever.

No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty of title except the following: Party of the First Part does hereby specially warrant that subsequent to its acquisition of said property it has taken no action to encumber or alienate the title to said property in any manner and warrants the title to said property against the claims of all persons by, through or under Party of the First Part, but not otherwise.

Shelby County, AL 04/15/2011
State of Alabama
Deed Tax: \$108.00

IN WITNESS WHEREOF, **HOMESMITH, L.L.C., an Alabama Limited Liability Company**, has set its hand and seal on this the day and year herein first above written, by and through its officer who is duly authorized to execute this conveyance.

HOMESMITH, L.L.C., an Alabama Limited Liability Company

BY: _____
Its: Member

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that JOHN H. STREET, JR. whose name as MEMBER of **HOMESMITH, L.L.C., an Alabama Limited Liability Company**, 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/she, as such Member and with full authority, executed the same voluntarily for and as the act of said company, on the day the same bears date.

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

NOTARY PUBLIC

My commission expires: _____

LORI A. BROWN-JAMES

Notary Public

ALABAMA STATE AT LARGE

Commission Expires September 17, 2013

[SEAL]

THIS INSTRUMENT WAS PREPARED BY:
WILSON, DILLON, PUMROY & JAMES, L.L.C.
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P.O. BOX 2333
ANNISTON, ALABAMA 36202
(256) 236-4222

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