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Shelby Cnty Judge of Probate, AL
06/09/2011 09:17:12 AM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of Two Hundred Eighty-four Thousand, Five Hundred and no/100-----
(\$284,500.00) Dollars

to the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt
whereof is acknowledged, I/we, Brian C. Davidson, a married man and
*Kellye R. Rogers, a married woman

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto
Michael A. Smith and Tammy S. Smith

(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 139, according to the Final Plat of Lakewood, Phase I, as recorded in Map Book 33, Page 19, in the Probate Office of Shelby County, Alabama.
Subject to current taxes, easements and restrictions of record.

\$ 273,760.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

*Kellye R. Rogers is one and the same person as Kellye R. Davidson.
This property does not constitute the homestead of either Grantor.


Shelby County, AL 06/09/2011
State of Alabama
Deed Tax:\$11.00

TO HAVE AND TO HOLD Unto 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 27th day of May, 2011.

Brian C. Davidson (Seal)
Brian C. Davidson

 (Seal)
Kellye R. Rogers

[illegible]

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brian C. Davidson and Kellye R. Rogers, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of May, A.D., 2013

My Commission Expires: 4/21/12

William H. Halbrooks, Notary Public

