

This deed prepared by:

Sparks Law Firm, LLC
2635 Valleydale Road, Suite 200
Birmingham, AL 35244
Direct: 205-215-8433

Grantees Address:

Lisa Bandura and Anthony Bandura
3653 Tall Timber Drive
Birmingham, Alabama 35242

**STATE OF ALABAMA
COUNTY OF SHELBY**

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)

**WARRANTY DEED
WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TWO HUNDRED SIXTY EIGHT THOUSAND AND NO/100ths (\$268,000.00) Dollars, and other good and valuable consideration paid to the undersigned **HERBERT ALLEN SMITH, JR. and LAURA BERTHON SMITH, husband and wife**, (herein referred to as "Grantors"), in hand paid by **LISA BANDURA and ANTHONY BANDURA, wife and husband**, (herein referred to as "Grantees"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantees, during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all the Grantors' interest in the following-described real estate situated in, **SHELBY COUNTY, ALABAMA**, to-wit:

Lot 54, according to the Map and Survey of Southern Pines, 5th Sector, as recorded in Map Book 9, Page 106, in the Probate Office of Shelby County, Alabama.

Subject to:

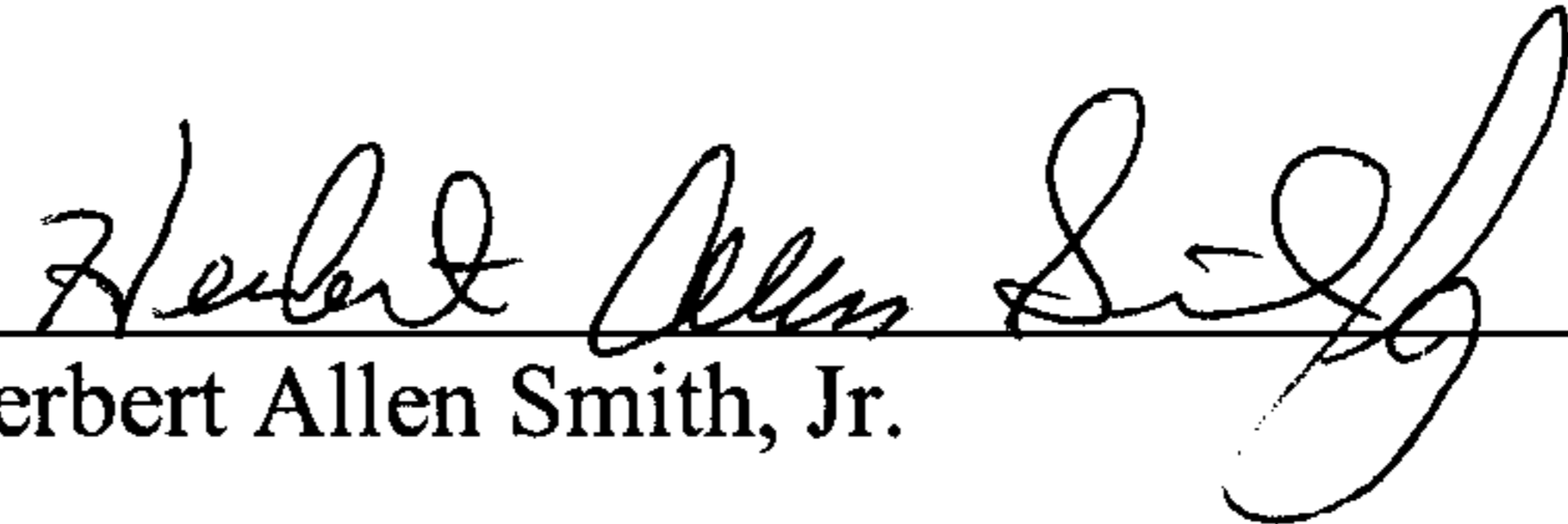
1. Easements, encroachments, building set back lines, right-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
2. General and special taxes or assessments for 2011 and subsequent years not yet due and payable.
3. Mineral and mining rights not owned by grantor.
4. Any applicable zoning ordinances.
5. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 9, Page 106.
6. Restrictions appearing of record in Book 45, Page 128.
7. Right of Way granted to South Central Bell Telephone Company by instrument(s) recorded in Deed Book 320, Page 926.
8. Right of Way in favor of Alabama Power Company and South Central Bell Telephone Company by instrument(s) recorded in Book 48, Page 42.
9. 40 Foot building line from Tall Timber Drive; 10 foot utility easement across rear lot line, as shown on recorded plat.

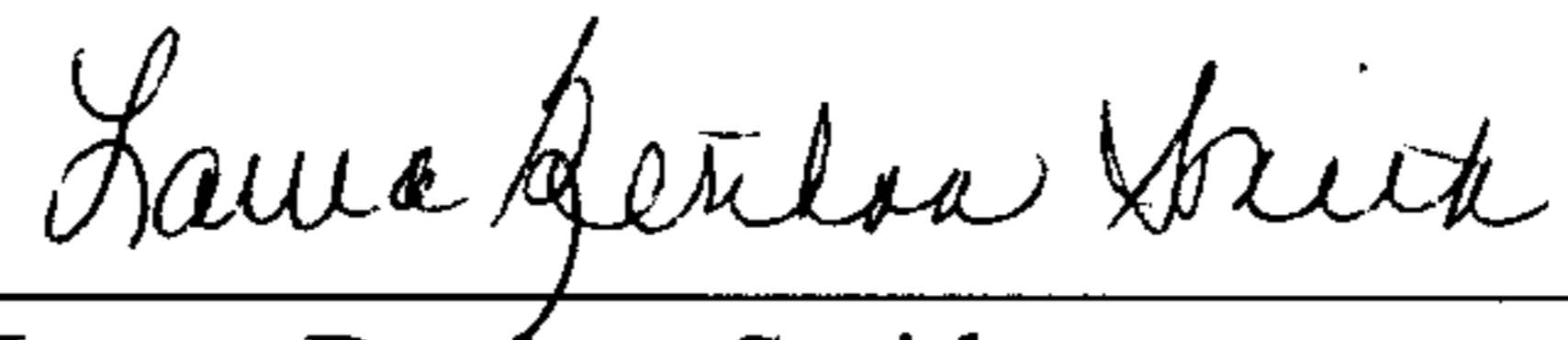
TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to Grantees' heirs and assigns of such survivor forever.

GRANTORS do for Grantors' and Grantors' heirs and assigns forever hereby covenant with GRANTEES that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

20110701000192780 2/2 \$22.00
Shelby Cnty Judge of Probate, AL
07/01/2011 03:33:57 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seal on this 29th day of June, 2011.

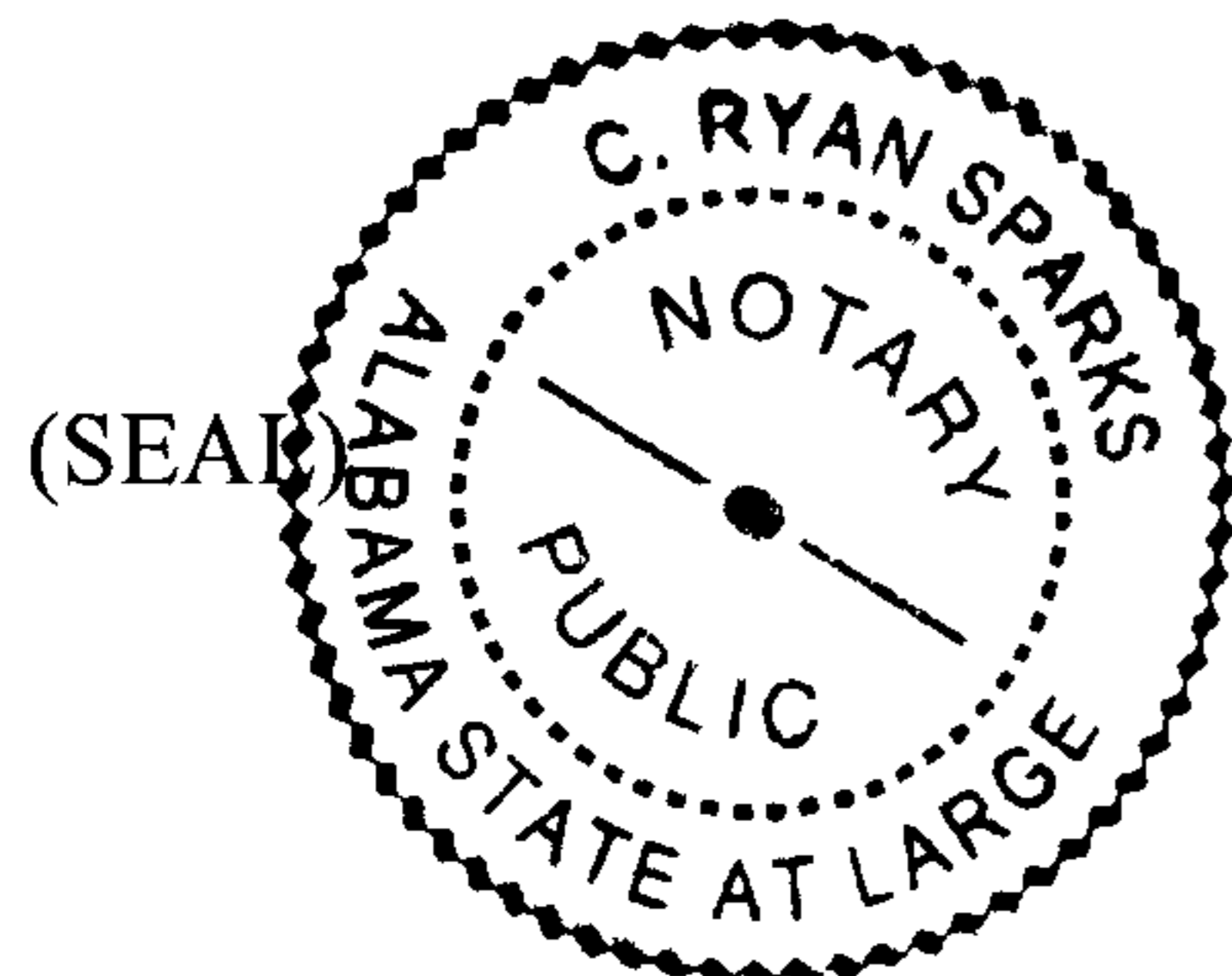

Herbert Allen Smith, Jr.


Laura Berthon Smith

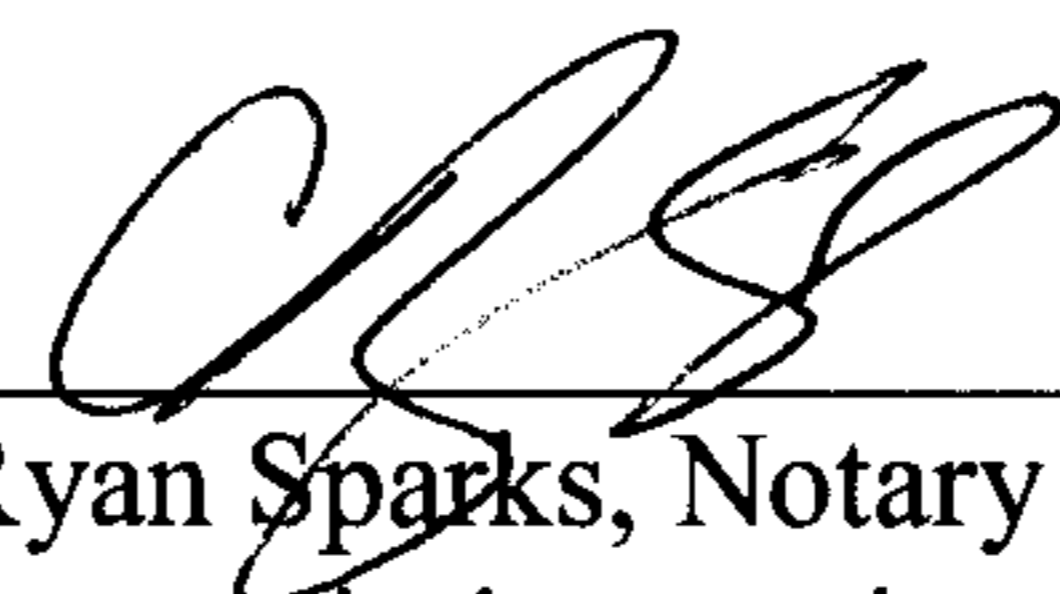
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, hereby certify that Herbert Allen Smith, Jr., whose name is signed to the foregoing instrument or conveyance, and who is known to me, and with full authority, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand this the 29th day of June, 2011.

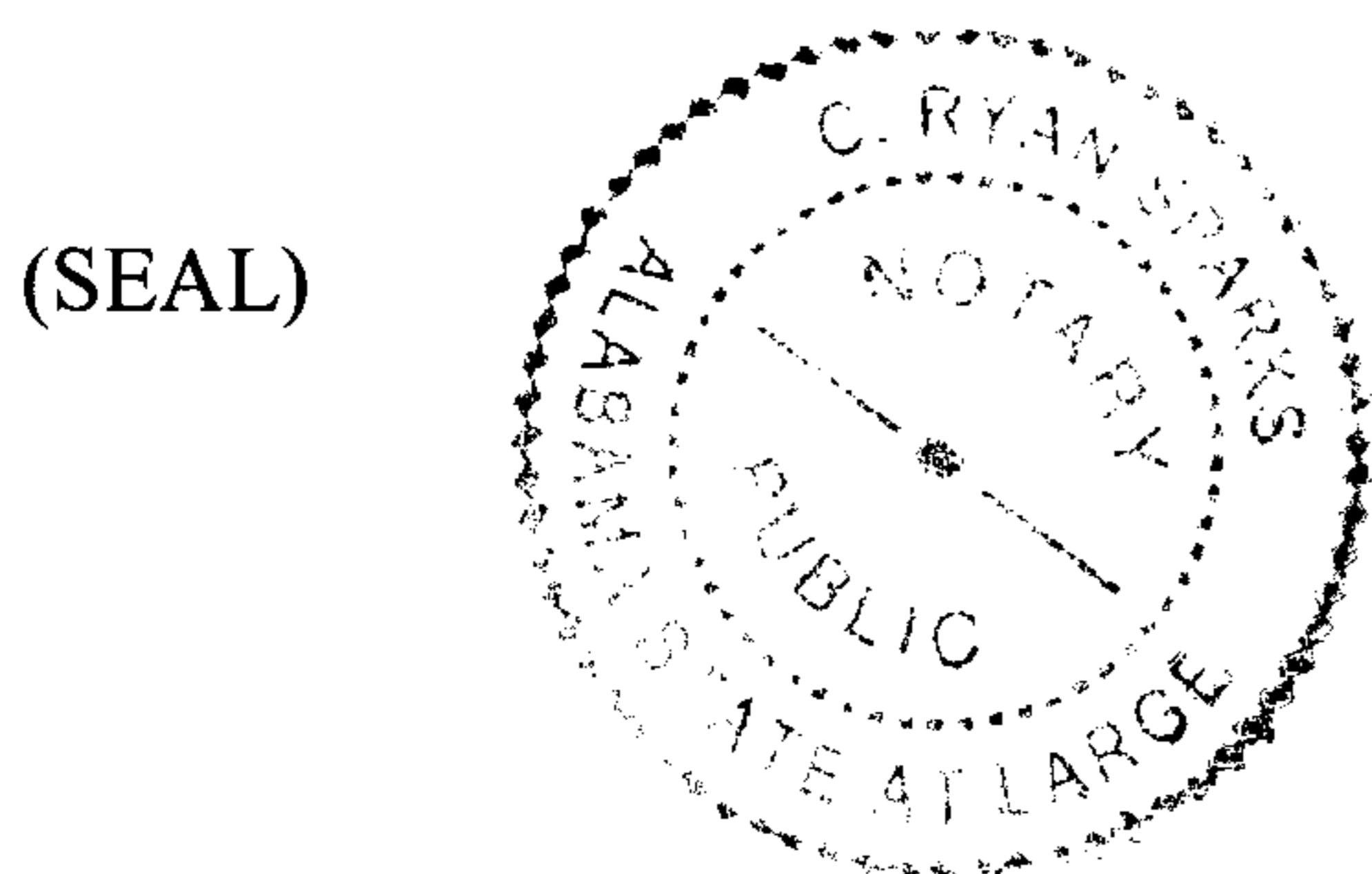



STATE OF ALABAMA
COUNTY OF SHELBY


C. Ryan Sparks, Notary Public
My commission expires: December 18, 2011

I, the undersigned authority, a Notary Public, hereby certify that Laura Berthon Smith, whose name is signed to the foregoing instrument or conveyance, and who is known to me, and with full authority, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand this the 29th day of June, 2011.




C. Ryan Sparks, Notary Public
My commission expires: December 18, 2011