

**WARRANTY DEED**

**Joint tenants with right of survivorship**

20110829000253330 1/2 \$87.00  
Shelby Cnty Judge of Probate, AL  
08/29/2011 08:56:36 AM FILED/CERT

STATE OF ALABAMA  
SHELBY COUNTY

Shelby County, AL 08/29/2011  
State of Alabama  
Deed Tax: \$72.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Seventy Two Thousand and no/100's Dollars (\$72,000.00)** to the undersigned grantor,

**THE SHIRES, LLC, an Alabama Limited liability company**

in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

**BRETT K. BELL and MARY DONNA BELL**

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 13, The Shires, Phase IV, according to the Resurvey of Lot 16, The Shires, Phase II as recorded in Map Book 42, Page 96 in the Probate Office of Shelby County, Alabama.**

**Subject to 2011 and subsequent year's ad valorem taxes.**

**Subject to covenants, easements, exceptions, reservations, encumbrances, liens, rights of way and restrictions of record or visible on said property.**

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 or more grantees 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 the grantor does, for itself and for its successors and assigns covenant with the said grantees, their heirs, successors and assigns, that the grantor is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that the grantor has a good right to sell and convey the same as aforesaid; that the grantor will and its successors and assigns 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, the grantor has hereunto set its hand and seal, this the 25<sup>th</sup> day of August, 2011.

WITNESS:

\_\_\_\_\_


The Shires, LLC

  
Sidney W. Smyer, Jr., Member

WITNESS:

\_\_\_\_\_

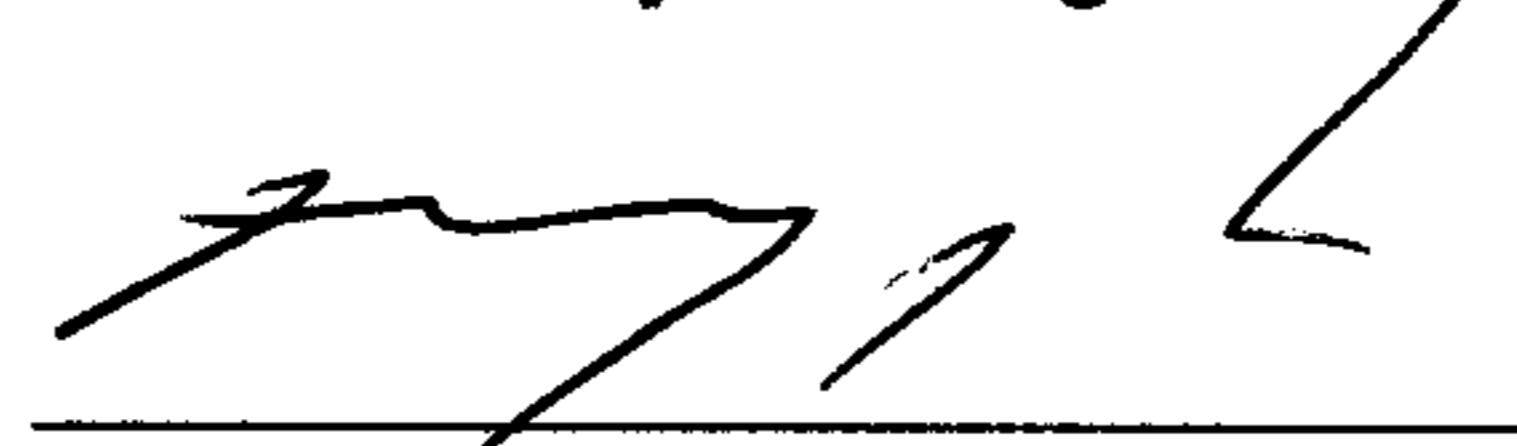
The Shires, LLC

  
Sidney W. Smyer, III, Member

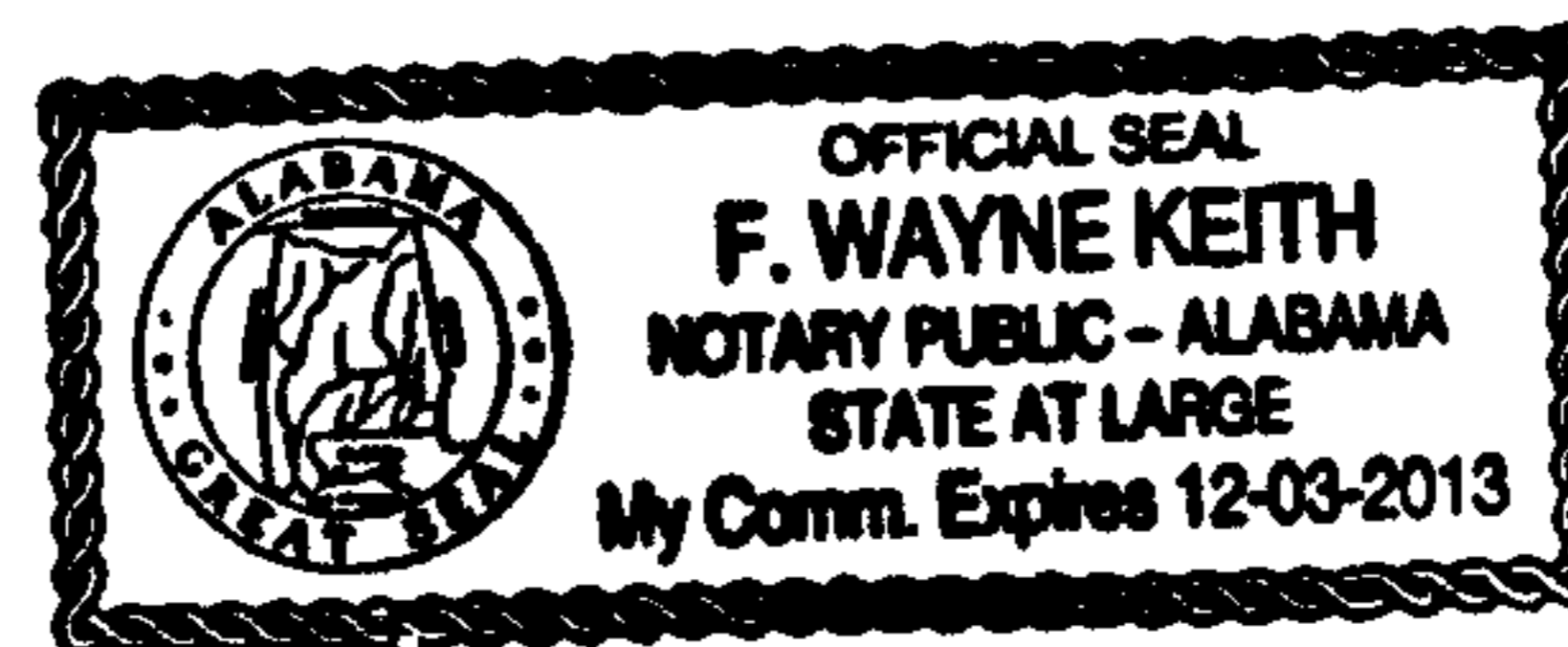
STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Sidney W. Smyer, Jr., and Sidney W. Smyer, III, whose names as Members of The Shires LLC is signed to the foregoing conveyance and who are known to me, acknowledged before me, that, being informed of the contents of the conveyance they as such Members executed the same voluntarily and as the act of The Shires, LLC on the day the same bears date.


Given under my hand and seal this the 25<sup>th</sup> day of August, 2011.

  
\_\_\_\_\_  
Notary Public

THIS INSTRUMENT WAS PREPARED BY:  
F. Wayne Keith, Attorney  
15 Southlake Lane, Suite 150  
Birmingham, Alabama 35244



SEND TAX NOTICE TO;  
Brett K. Bell  
22 Lakeshore Drive  
Vincent, Alabama 35178

  
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