



20111103000329430 1/2 \$57.00
Shelby Cnty Judge of Probate, AL
11/03/2011 09:55:08 AM FILED/CERT

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Law Offices of Christopher R. Smitherman, LLC
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
J & J Properties, LLC
136 Mulberry Lane
Shelby, Alabama 35143

STATE OF ALABAMA)
)
SHELBY COUNTY) **QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Forty Two Thousand/100 (\$42,000.00)** good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that **Joshua Smitherman**, a married man, hereinafter called "Grantor," does hereby GRANT, CONVEY, and QUITCLAIM unto **J & J Properties LLC.**, hereinafter called "Grantee", all my right, title and interest in and to the following real estate, situated in **Shelby County**, Alabama, to wit:

Lot 7, Canterbury Estates, as recorded in Map Book 12, Page 96 in the Probate Office of Shelby County, Alabama.

Being the same property acquired by the Secretary of Housing and Urban Development pursuant to the provisions of the National Housing Act, as amended (42 USC 1441, et SEQ0. Deed dated October 14, 2010, and recorded on May 3, 2011, in instrument No. 20110503000133830.

Note: This deed was prepared without the benefit of a title search.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion. Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed except the following: Grantor does hereby specifically warrant title to said property against the lawful claims of all persons claiming by, through, or under the Grantor, since the date of acquisition thereof by the Grantor. Subject however, to all covenants, restrictions, reservations, easements, conditions, liens and other tights of whatever by nature appearing of record; Further subject to any state of facts an accurate survey would show.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 25th day of October, 2011.

GRANTOR

Josh Smitherman

STATE OF ALABAMA

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SHELBY COUNTY

ACKNOWLEDGMENT

I, Angela Tubbs, a Notary Public for the State at Large, hereby certify that the above posted name, *Josh Smitherman*, which is signed to the foregoing Quit Claim Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 25th day of October, 2011.

Angela Tubbs
NOTARY PUBLIC
My Commission Expires: 8/20/12



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Shelby County, AL 11/03/2011
State of Alabama
Deed Tax: \$42.00