

**THIS INSTRUMENT PREPARED BY:**  
George M. Vaughn, Esq.  
300 Cahaba Park Circle, Ste 200  
Birmingham, AL 35242

**SEND TAX NOTICE TO:**  
JESSICAL G. BADIO  
6013 FOREST LAKES COVE  
STERRETT, ALABAMA 35147

**WARRANTY DEED**

**STATE OF ALABAMA            )**

**SHELBY COUNTY                )**

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One Hundred Fifty Eight Thousand and 00/100 Dollars (\$158,000.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, IVAN WILFRED SMITH III AND JENNIFER BROOKE JUSTICE, husband and wife (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto JESSICAL G. BADIO (herein referred to as "Grantee"), all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

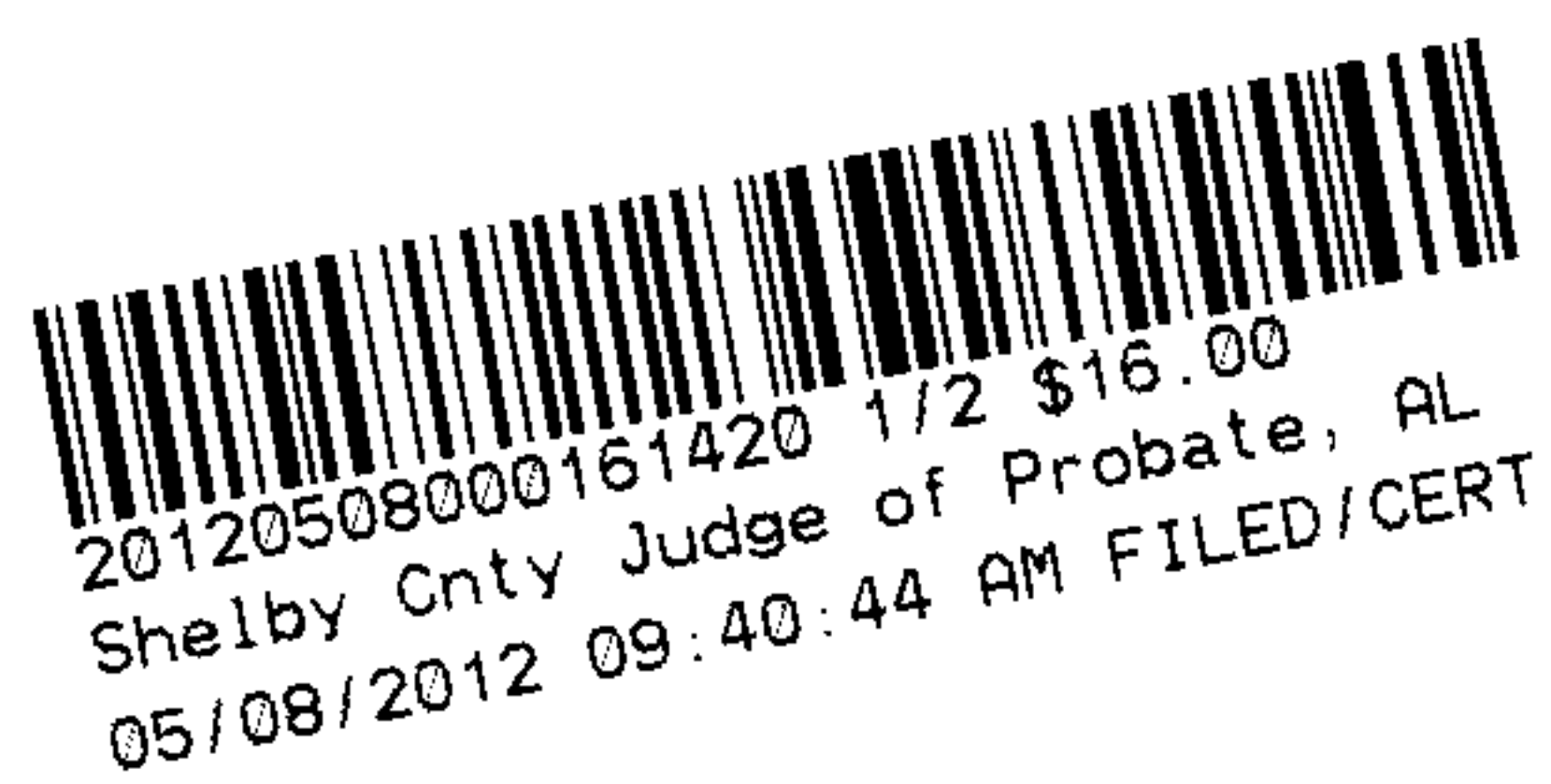
**LOT 376, ACCORDING TO THE SURVEY OF FINAL PLAT FOREST LAKES SECTOR 4, AS RECORDED IN MAP BOOK 33, PAGE 25 A,B AND C IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

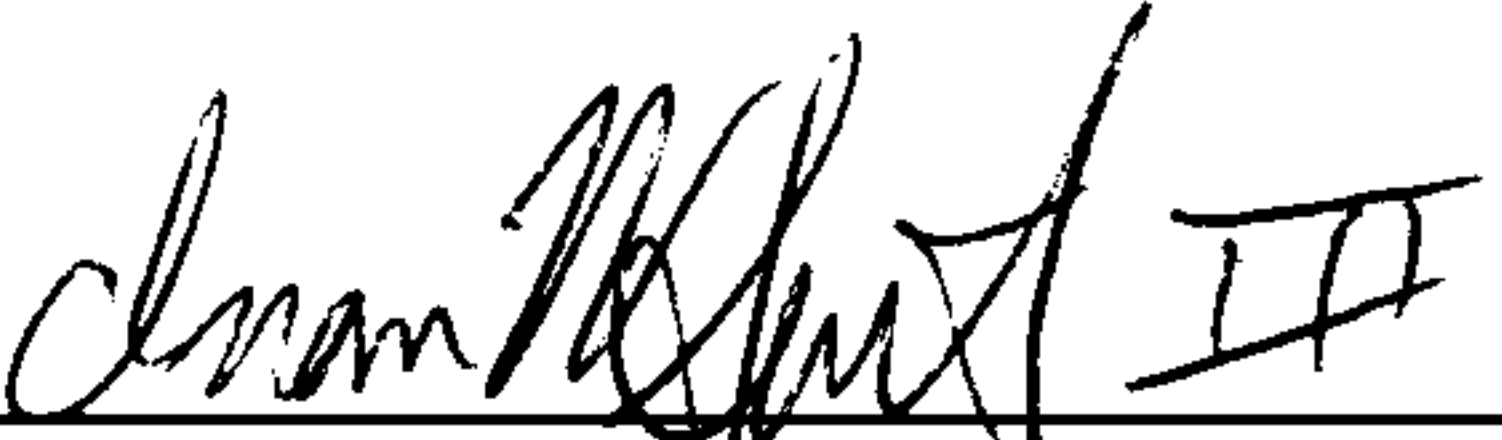
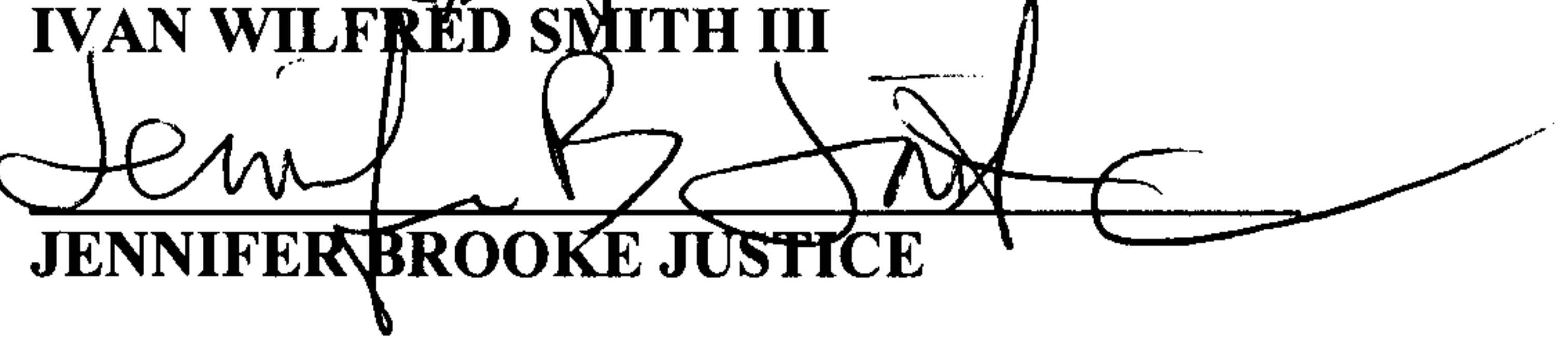
\$161,224.00 OF THE PURCHASE PRICE WAS DERIVED FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH

**TO HAVE AND TO HOLD** unto the said Grantee, her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.




IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this 27<sup>th</sup> day of APRIL, 2012.

  
\_\_\_\_\_  
IVAN WILFRED SMITH III  
  
\_\_\_\_\_  
JENNIFER BROOKE JUSTICE

STATE OF ALABAMA       )  
SHELBY COUNTY        )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that IVAN WILFRED SMITH III, whose name 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 executed the same voluntarily on the day the same bears date.

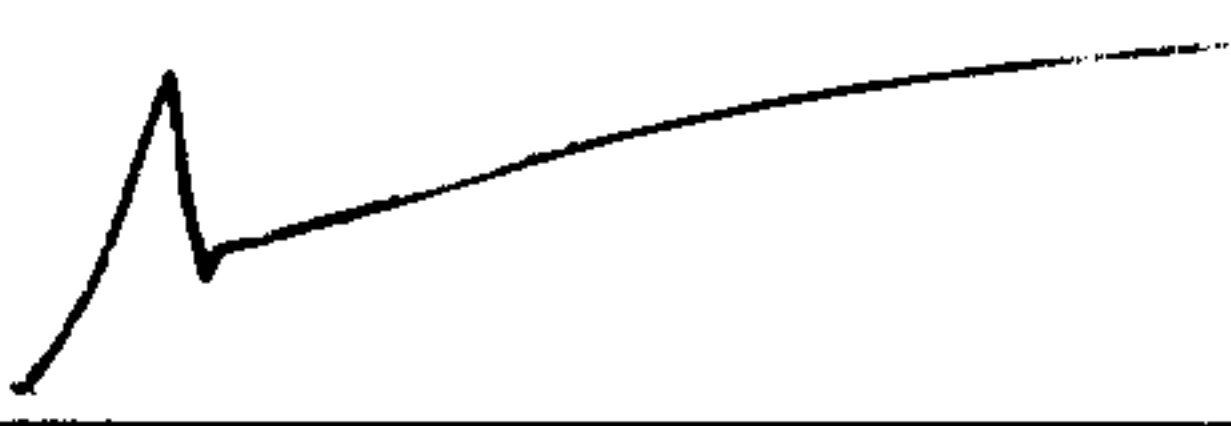
Given under my hand and official seal this 27<sup>th</sup> day of APRIL, 2012.


  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 9/27/2017

STATE OF ALABAMA       )  
SHELBY COUNTY        )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JENNIFER BROOKE JUSTICE, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27<sup>th</sup> day of APRIL, 2012.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 9/27/2017

  
20120508000161420 2/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
05/08/2012 09:40:44 AM FILED/CERT