

WARRANTY DEED

State of Alabama
Shelby County

Send Tax Notice to: Ruth A. Burns
515 Commanche Street, Montevallo, AL 35115

Know all men by these presents:

That in consideration of **ONE HUNDRED FORTY EIGHT THOUSAND THREE HUNDRED DOLLARS AND NO/100 (\$148,300.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Wendell Franklin Smith and wife, Carol Lee Smith**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Ruth A. Burns** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 110, according to the Survey of Indian Highlands, Third Addition, as shown by map recorded in Map Book 6, Page 28 in the Probate Office of Shelby County, Alabama.

Subject to Easements, Restrictions, and Rights Of Way of Record.
Mineral and mining rights are hereby excepted.

\$103,810.00 of the Purchase price was obtained by a Purchase Money Mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. 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 we have hereunto set our hand(s) and seal(s), this 7th day of June, 2012.

Wendell Franklin Smith
Wendell Franklin Smith

Carol Lee Smith
Carol Lee Smith

STATE OF ALABAMA

COUNTY Shelby General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Wendell Franklin Smith and wife, Carol Lee Smith, whose name(s) is/are signed to the foregoing conveyance, and who is/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 7th day of June, 2012.

Shelby County, AL 06/18/2012
State of Alabama
Deed Tax: \$44.50

Prepared by: Parker Law Firm, LLC/Jeremy L. Parker
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216

