

THIS INSTRUMENT PREPARED BY:  
BARNES, TUCKER & BARNES, P.C.  
8028 PARKWAY DRIVE  
LEEDS, ALABAMA 35094

Send tax notice to:

MEGAN N. BRYANT

324 Maggie Way  
Calera, AL 35043

## LIMITED LIABILITY COMPANY FORM WARRANTY DEED

State Of Alabama



20120620000217840 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
06/20/2012 02:27:23 PM FILED/CERT

~~Jefferson~~ County  
Shelby  
me

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Fifteen Thousand Nine Hundred and 00/100 Dollars (\$115,900.00) to the undersigned Grantor, M. SMITH RE, LLC, a limited liability corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto MEGAN N. BRYANT ( herein referred to as GRANTEE) real estate situated in ~~Jefferson~~ County, Alabama, to-wit:

Shelby me

LOT 32, ACCORDING TO THE SURVEY OF HAMPTON SQUARE, AS RECORDED IN MAP BOOK 42, PAGE 114, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$118,265.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

### SUBJECT TO:

1. Taxes for the year 2012 and subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Restrictions appearing of record in Instrument No. 20120210000050420
5. Permits and easements to Alabama Power Company recorded in Deed Book 48, page 589; Deed Book 188, poage 48; Deed Book 186, page 299; Deed Book 206, page 194 and Deed Book 206, page 218
6. Right of way to Shelby County, as recorded in Deed Book 51, page 342 and Deed Book 72, page 521
7. Right of way to Bellsouth Telecommunications, Inc., as recorded in Instrument No. 20060630000315730
8. Easements, rights and privileges in favor of Alabama Power Company as set forth in Instrument No. 200711400052000
9. Right of way to City of Calera, as recorded in Instrument No. 20111102000328930

TO HAVE AND TO HOLD to the said Grantee, his/her heirs and assigns forever.

**LIMITED LIABILITY COMPANY WARRANTY DEED**

June 13th, 2012

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and awith said Grantee, his/her 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 stated 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 Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its MARGARET SMITH, MEMBER, who is authorized to execute this conveyance, hereto set its signature and seal this the 13th day of June, 2012.

M. SMITH RE, LLC

*Margaret Smith Member*

BY: MARGARET SMITH, MEMBER

20120620000217840 2/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
06/20/2012 02:27:23 PM FILED/CERT

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that MARGARET SMITH, MEMBER of M. SMITH RE, LLC , a limited liability corporation 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/she, as such Member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 13th day of June, 2012.

*Rita L. Cooner*

NOTARY PUBLIC

My Commission Expires:

*7/27/14*

