


This instrument is prepared by:  
John H. Henson  
1220 Alford Ave  
Birmingham, AL 35226

SEND TAX NOTICE TO:  
Richard Smith and Christina Smith  
131 Emily Cir  
Birmingham, AL 35242

  
20120702000232090 1/1 \$28.50  
Shelby Cnty Judge of Probate, AL  
07/02/2012 02:26:29 PM FILED/CERT

## WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Three Hundred Twenty-One Thousand And No/100 Dollars (\$321,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Greg M Rodivich, an unmarried man, and Lezlie D Rodivich, an unmarried woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Richard Smith and Christina Smith (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 9, according to the Survey of The Cedars as recorded in Map Book 25, page 134, 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.

Three Hundred Four Thousand Nine Hundred Fifty And No/100 Dollars (\$304,950.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on June 15, 2012.

  
\_\_\_\_\_  
Greg M Rodivich

  
\_\_\_\_\_  
Lezlie D Rodivich

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Greg M. Rodivich and Lezlie D. Rodivich, 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 15th day of June, 2012.

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

Commission Expires: