



20120718000257320 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
07/18/2012 02:26:10 PM FILED/CERT

Send tax notice to:
Jimmy J. Smith
163 Cove Landing
Calera, AL 35040

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #350
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Three Thousand Nine Hundred and 00/100 Dollars (\$103,900.00) in hand paid to the undersigned, Robert Shirley and Tabitha Shelby, husband and wife (hereinafter referred to as "Grantors"), by Jimmy J. Smith (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 19, according to the Survey of Willow Cove, Phase 2, as recorded in Map Book 24, Page 49, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2011 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$106,100.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

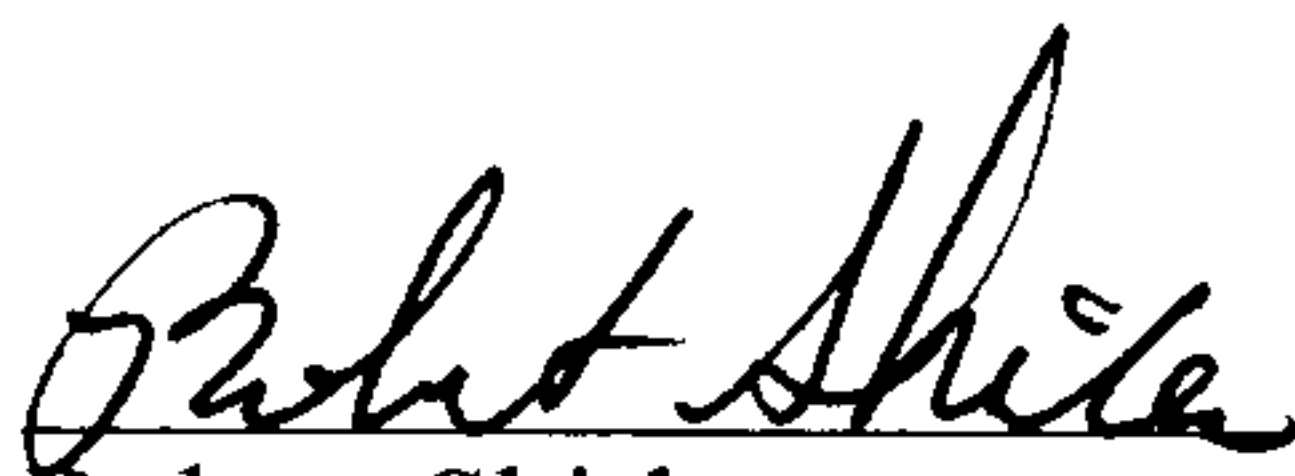
TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and
assigns forever.

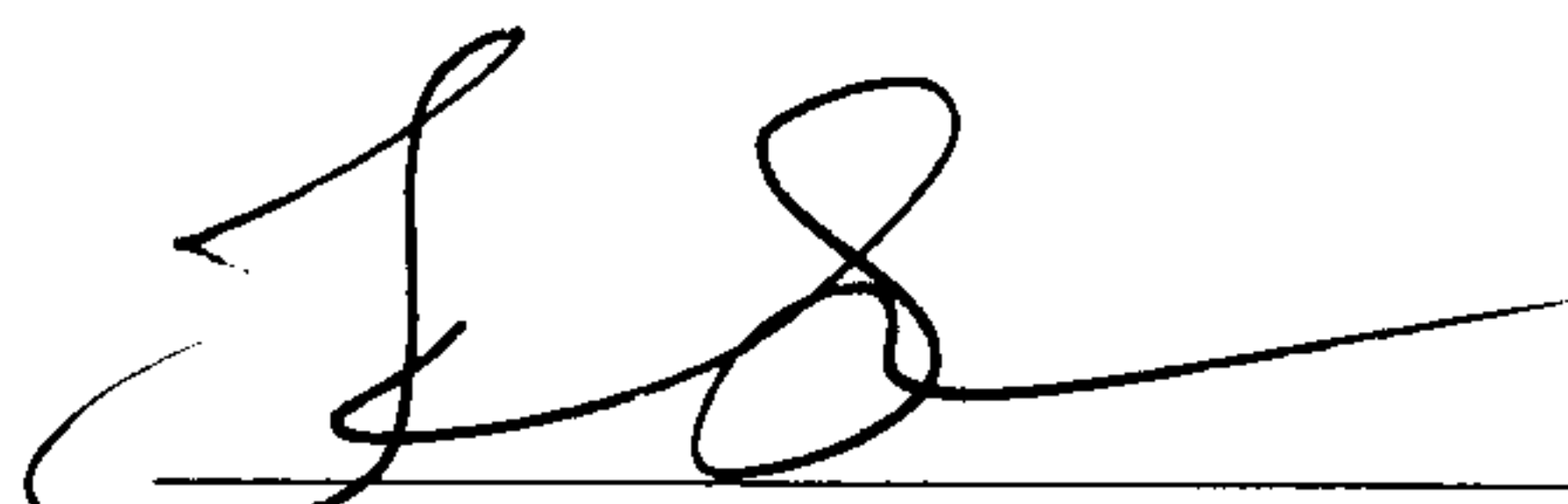
The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.



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IN WITNESS WHEREOF, Grantors have set their signature and seal on this the 22nd
day of June 2012



Robert Shirley


Tabitha Shelby

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Shirley and Tabitha Shelby, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of June 2012


Notary Public
Print Name:
Commission Expires:

