


This instrument was prepared by:
Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To: Doyle F. Hurst
152 Chestnut Drive
Alabaster, AL 35007
(Also property Address)


20130802000314760 1/3 \$81.00
Shelby Cnty Judge of Probate, AL
08/02/2013 12:31:00 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of Three Hundred Five and no/100
as evidenced by closing statement (\$ 305,000.00) Dollars

to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is
acknowledged, I/we, Michael R. Smith and Andrea A. Smith, Husband and Wife
(Whose address is 120 Longwater Drive, Norwell, MA 02061)
(herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto
Doyle F. Hurst and Meghan E. Hurst
(Whose address is the property address)
(herein referred to as GRANTEE, whether one or more), the following described real estate,
situated in Shelby County, Alabama, to wit:

Lot 48, according to the Survey of Harvest Ridge Second Phase, as recorded in
Map Book 12, Page 49, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, restrictions and rights-of-way of record.


\$ 244,000.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

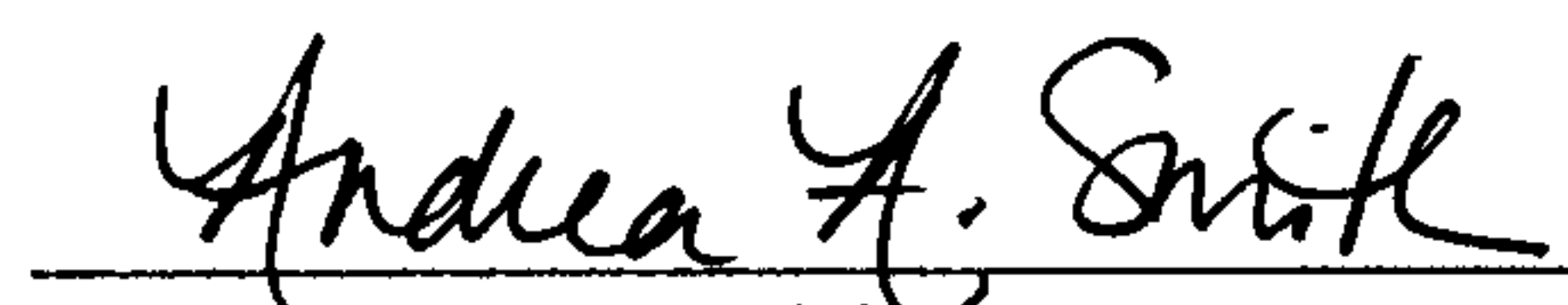
See attached Exhibit "S" which is incorporated herein for all purposes.

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators
covenant with the said GRANTEES, their successors 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 successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 31st
day of July, 2013.


Michael R. Smith (Seal)


Andrea A. Smith (Seal)

(Seal)

Shelby County, AL 08/02/2013
State of Alabama
Deed Tax: \$61.00

(Seal)

STATE OF Alabama)
)
COUNTY OF Shelby)

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Michael R. Smith whose name(s) 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 19th day of MAY, A. D., 2013.

My Commission Expires: 11-20-2013

Carolyn D Watson
Notary Public

STATE OF Alabama)
)
COUNTY OF Shelby)

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Andrea A. Smith whose name(s) 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 19th day of May, A. D., 2013.

My Commission Expires: 11-20-2013

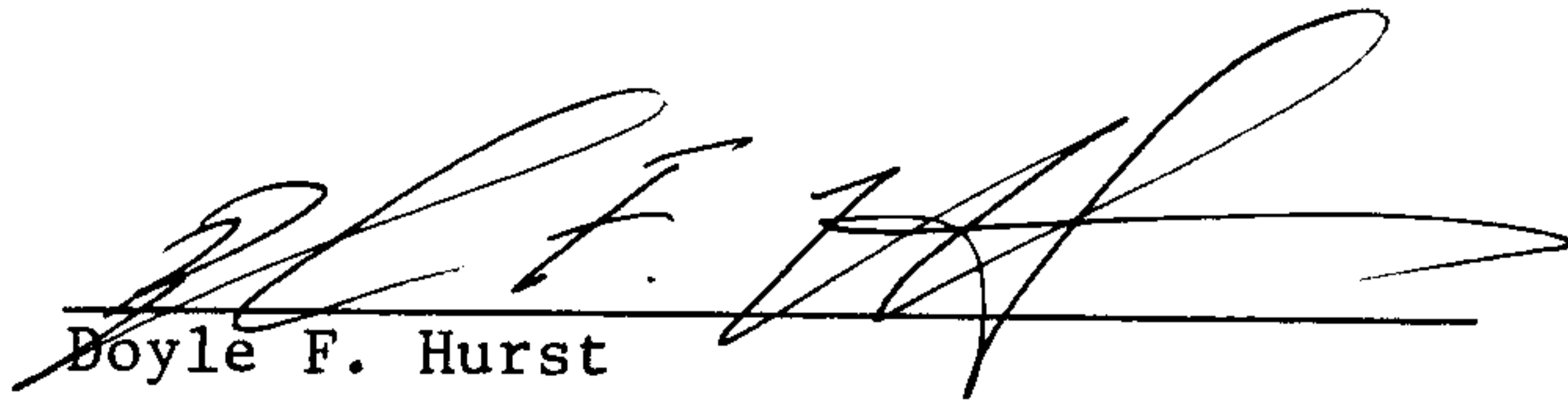
Carolyn D Watson
Notary Public

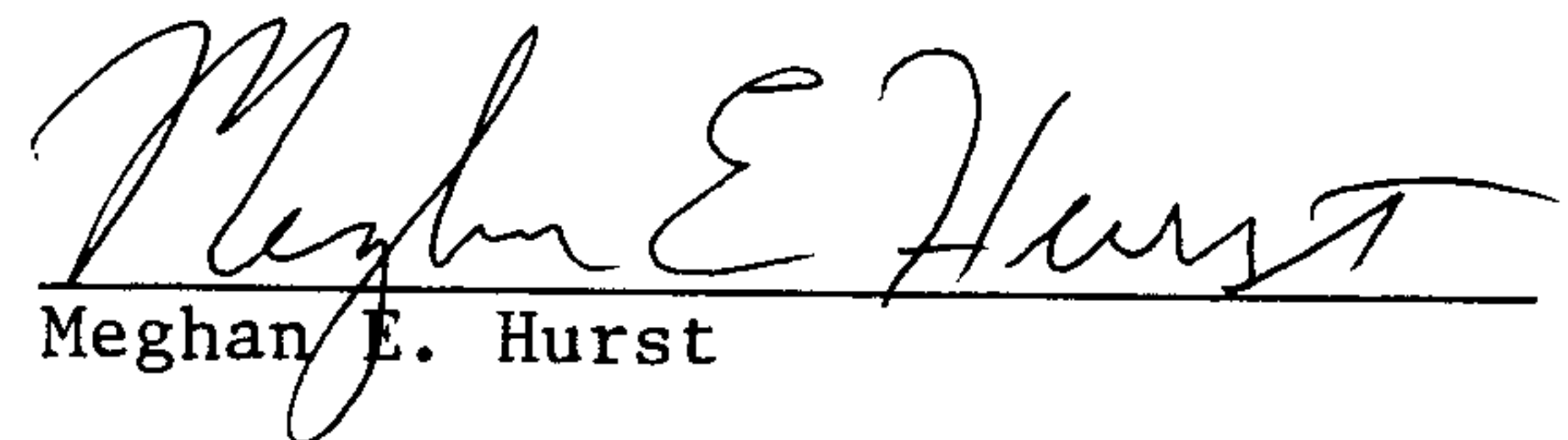



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EXHIBIT "S"

It is the purpose and intent of this Exhibit to alter the grantee's form of ownership to Joint Tennants with Right of Survivorship. Unless the joint tennancy hereby 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 shall take as tennants in common.


Doyle F. Hurst


Meghan E. Hurst


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