


14-981

Send tax notice to: Spencer Feltman, 4479 Cahaba River Blvd., Birmingham, Al. 35216

This instrument was prepared by: Marcus L. Hunt, 2803 Greystone Commercial Blvd., Birmingham, Al. 35242

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama  
County of Shelby

  
20140815000255660 1/2 \$84.00  
Shelby Cnty Judge of Probate, AL  
08/15/2014 12:42:28 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two hundred fifty-two thousand and no/100 (\$252,000.00) Dollars** the amount of which can be verified in the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

**Todd S. Smith and his wife Paige Smith, whose mailing address is:**  
1485 Smith Ave. Elba, AL 36323  
( herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**Spencer Feltman and Caroline Feltman , whose mailing address is: 4479 Cahaba River Blvd., Birmingham, Al. 35216**

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real property situated in Shelby County, Alabama, the address of which is: 4479 Cahaba River Blvd., Birmingham, Al. 35216 to-wit:

Lot 112, according to the Survey of Final Plat of Bent River, Phase IV, as recorded in Map Book 41, Page 64 A&B in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$185,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy 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 herein shall take as tenants in common.

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 hands(s) and seal(s) this 6 day of August, 2014.

Shelby County, AL 08/15/2014  
State of Alabama  
Deed Tax: \$67.00

Todd S. Smith (SEAL)  
TODD S. SMITH

Paige Smith (SEAL)  
PAIGE SMITH

State of ALABAMA  
County of SHELBY

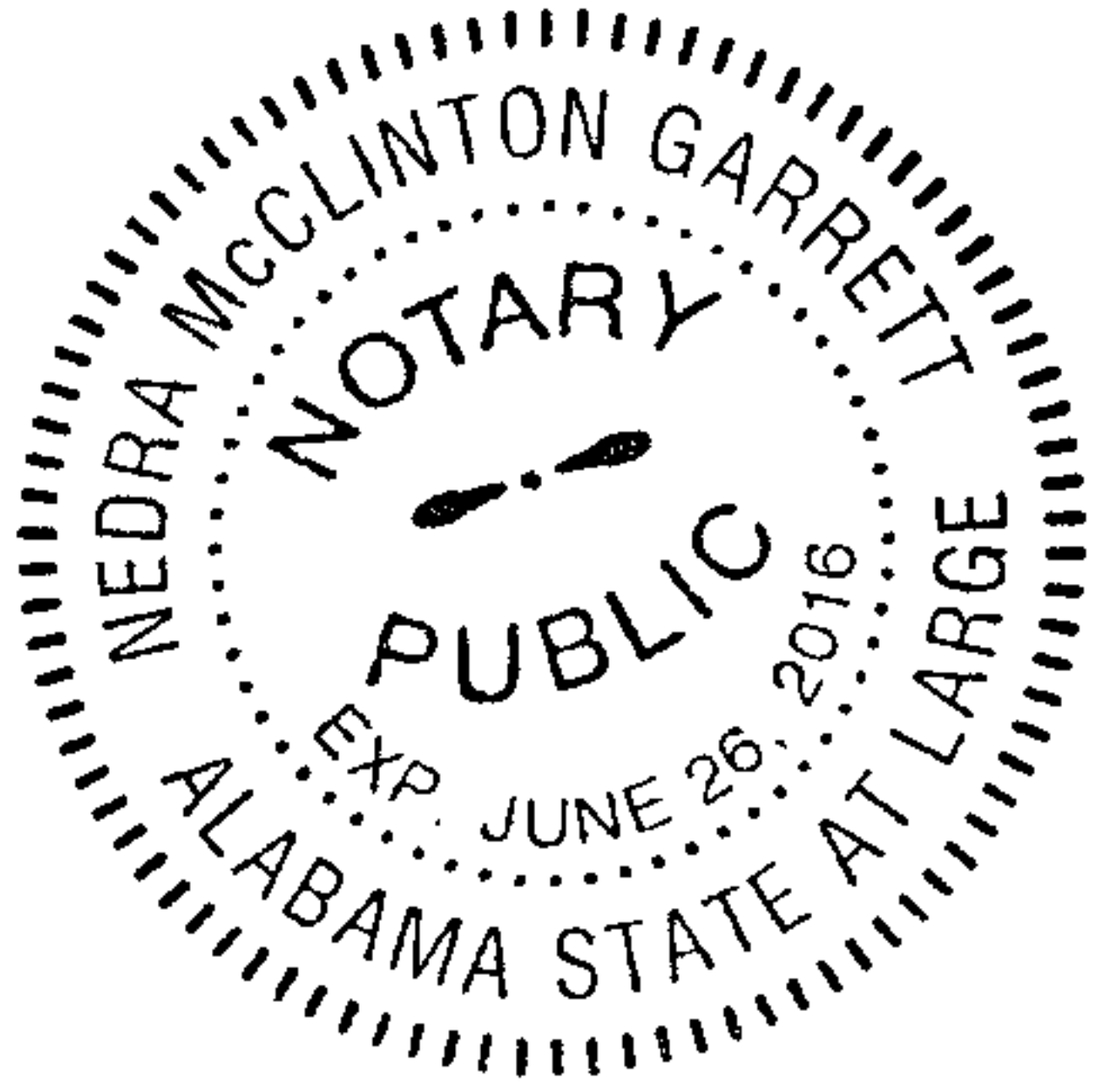
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Todd S. Smith and his wife Paige Smith, whose name(s) is/ are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6 day of August, 2014.

Nedra McClint Garrett  
NOTARY PUBLIC

My commission expires:

6/26/16



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