

THIS INSTRUMENT WAS PREPARED BY:  
FOSTER D. KEY, ATTORNEY AT LAW  
POST OFFICE BOX 360345  
BIRMINGHAM, ALABAMA 35236  
(205) 987-2211

PLEASE SEND TAX NOTICE TO:  
BRANDEE M. BARNES  
144 COVE LANE  
PELHAM, ALABAMA 35124

**WARRANTY DEED**



20150824000293140 1/3 \$218.50  
Shelby Cnty Judge of Probate, AL  
08/24/2015 11:40:38 AM FILED/CERT

**STATE OF ALABAMA )**  
**SHELBY COUNTY )**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED NINETY SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$197,500.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged we, CLAY SMITHERMAN and wife, AMANDA HUGGINS SMITHERMAN, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto BRANDEE M. BARNES, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY , ALABAMA, to-wit:

Lot 2812, according to the Survey of Weatherly Highlands The Cove - Sector 28, Phase I, as recorded in Map Book 27 Page 99, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:**

1. Taxes for the year 2015, which are a lien but not yet due and payable until October 1, 2015.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument No. 2000-38939 in the Probate Office.
3. A 15 foot building setback line from Cove Lane as recorded in Map Book 27 Page 99 in the Probate Office.
4. A 10 foot easement along the rear of lot as shown on recorded Map Book 27 Page 99 in the Probate Office.
5. Articles of Incorporation of Weatherly Highlands Residential Association, Inc. recorded as Instrument No. 2000-14751 in the Probate Office.



**AMANDA HUGGINS and AMANDA HUGGINS SMITHERMAN is one and the same person.**

TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns forever.

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 18TH day of AUGUST, 2015.

Shelby County, AL 08/24/2015  
State of Alabama  
Deed Tax: \$197.50

 (L.S.)  
CLAY SMITHERMAN  
 (L.S.)  
AMANDA HUGGINS SMITHERMAN

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CLAY SMITHERMAN and wife, AMANDA HUGGINS SMITHERMAN, whose



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names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18TH day of AUGUST, 2015.

*Alaine G. Lowe*

Notary Public

My Commission Expires: 10/31/2015

Grantor's Name:  
CLAY SMITHERMAN & AMANDA HUGGINS SMITHERMAN  
Mailing Address:  
144 COVE LANE  
PELHAM, ALABAMA 35124

Property Address:  
144 Cove Lane  
Pelham, AL 35124

Bill of Sale  
 Sales Contract  
 Closing Statement

Grantee's name:  
BRANDEE M. BARNES  
Mailing Address:  
144 COVE LANE  
PELHAM, ALABAMA 35124

Date of Sale: AUGUST 18TH, 2015  
Total Purchase Price: \$197,500.00  
or  
Actual Value  
or  
Assessor's Market Value

Front of Foreclosure Deed  
 Appraisal  
 Other \_\_\_\_\_

