


FILE NO: V15-020

Send Tax Notice To: SCOTT W. SHINBAUM  
819 GREYSTONE HIGHLANDS DRIVE  
BIRMINGHAM, AL 35242

STATE OF ALABAMA     )  
SHELBY COUNTY         )

  
20151016000362970 1/2 \$35.00  
Shelby Cnty Judge of Probate, AL  
10/16/2015 03:47:35 PM FILED/CERT

WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration of One Hundred Seventy Five Thousand and No Cents (\$175,000.00), and other good and valuable consideration, **the amount of which can be verified in the Sales Contract between the parties hereto and the HUD-1 Closing Statement**, this day in hand paid to the undersigned GRANTOR’S, in hand paid by the GRANTEE herein, **Warren C. Smith and Rebecca Smith, husband and wife, whose mailing address is 819 Greystone Highlands Drive, Birmingham, AL 35242**(hereinafter referred to as GRANTOR’S), the GRANTORS’ do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Scott W. Shinbaum, an unmarried man, whose mailing address is 5518 Oaks Of St. Clair Circle, Moody, AL 35004**(hereinafter referred to as GRANTEE) the following described Real Estate, lying and being in the County of Shelby, State of Alabama, **the address of which is 819 Greystone Highlands Drive, Birmingham, AL 35242**; to-wit:

**LOT 72, ACCORDING TO THE AMENDED MAP GREYSTONE HIGHLANDS, PHASE 2, AS RECORDED IN MAP BOOK 19, PAGE 25, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, then to the heirs and assigns of the GRANTEE, forever.

**AND SAID GRANTOR**, for said GRANTOR’S, GRANTORS’ heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE’S heirs and assigns, that GRANTOR’S are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR’S will, and GRANTORS’ heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE’S heirs and assigns, forever against the lawful claims of all persons.


**IN WITNESS WHEREOF**, said GRANTOR’S has hereunto set their hands and seals this the 13th day of October, 2015.

  
WARREN C. SMITH

  
REBECCA SMITH AKA REBECCA A. COOPER

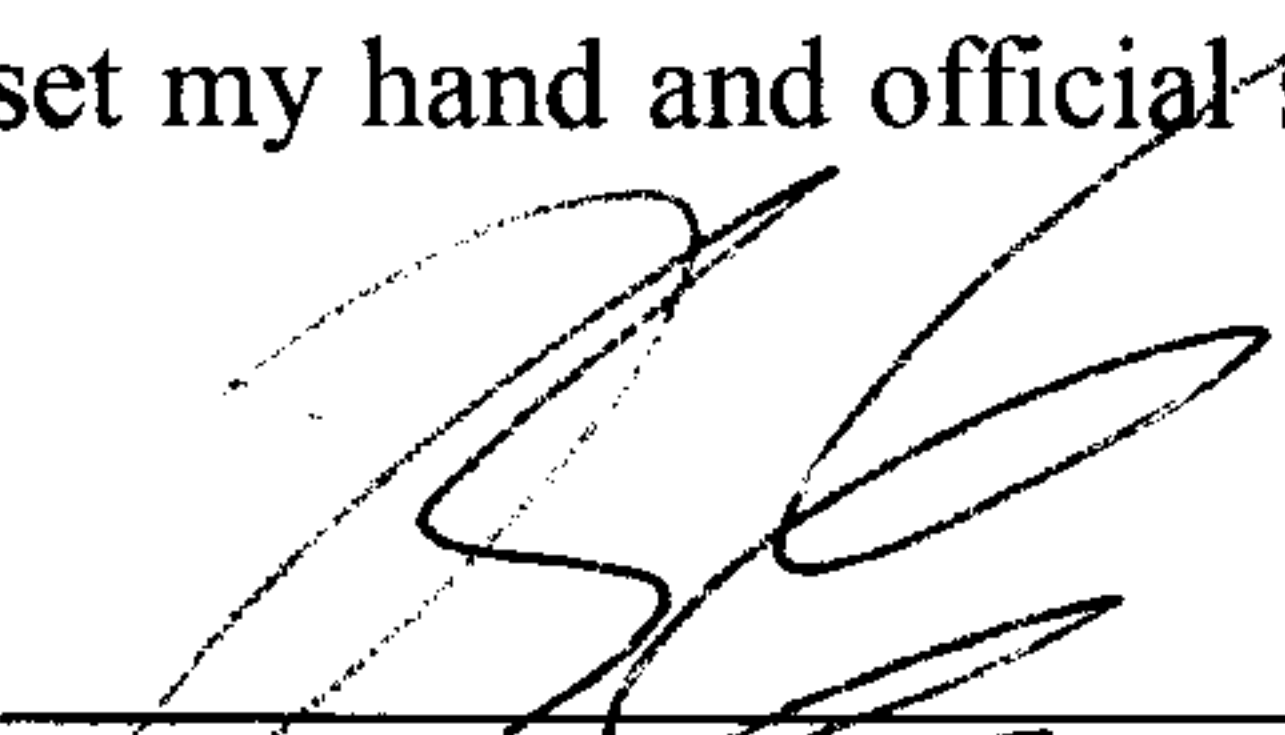
Shelby County, AL 10/16/2015  
State of Alabama  
Deed Tax:\$18.00

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

  
20151016000362970 2/2 \$35.00  
Shelby Cnty Judge of Probate, AL  
10/16/2015 03:47:35 PM FILED/CERT

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Warren C. Smith and Rebecca Smith**, are signed to the foregoing conveyance, and who is known to me, knowingly and willingly acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this the 13th day of October, 2015.

  
\_\_\_\_\_  
**NOTARY PUBLIC**  
My Commission Expires: 12/1/17

**THIS INSTRUMENT PREPARED BY:**  
Brian M. Cloud, Esquire  
Cloud & Willis, LLC  
201 Beacon Parkway West, Suite 400  
Birmingham, Alabama 35209  
(205) 322-6060