



This instrument was prepared by
Harrison, Conwill, Harrison & Justice
(Name) Attorneys at Law
P.O. Box 557
(Address) Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Thousand and no/100----- (\$2,000.00) ----- DOLLARS and the assumption of unpaid balance due on mtg to Real Estate Financing recorded in Mtg Bk 401, Page 10 in Probate Office of Shelby County, Alabama to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
James A. Smith and wife, Julia P. Smith

(herein referred to as grantors) do grant, bargain, sell and convey unto

Michael A. Hosmer and Cynthia Diane Hosmer

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____
Shelby County, Alabama to-wit:

Begin at the Southwest corner of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 30, Township 18 South, Range 2 East; thence North 197 feet to the point of beginning of the following described lot; thence in an Easterly direction 223 feet, more or less, to the right-of-way of the paved farm-to-market road; thence in a Northeasterly direction along said road right-of-way 200 feet; thence in a Westerly direction 264.09 feet, more or less, to the West line of said NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 30; thence South along Western boundary line of said forty acres, a distance of 200 feet to the point of beginning.
Situated in Shelby County, Alabama.

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Grantors address:
Route 1, Box 106-A
Sterrett, Alabama 35147

Grantees address:
P.O. Box 444
Alabaster, Alabama 35007

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 hand(s) and seal(s), this 2nd day of May, 1983

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED

1983 MAY 12 PM 1:40

Seal Tax 2.00
Rec 1.50
Ind. 1.00
50

James A. Smith (Seal)
James A. Smith
Julia P. Smith (Seal)
Julia P. Smith
(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James A. Smith and wife, Julia P. Smith whose 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of May A. D., 1983.

W. R. Justice
Notary Public.