

(Name) Mr. and Mrs. Jack W. Ross

(Address) Rt 2, Box 630

CALERA, AL. 35040

\$500.00

This instrument was prepared by

641

(Name) Wade H. Morton, Jr., Attorney at Law
P. O. Box 1277

(Address) Columbiana, Alabama 35051-1277

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of division of the undivided joint ownership of the Grantors and Grantees herein to the larger tract of real estate of which the following described parcel in a part, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

MICHAEL ALLEN SMITH and wife, DEBRA B. SMITH,

(herein referred to as grantors) do grant, bargain, sell and convey all of our undivided one-half interest in and to the following described real estate unto JACK W. ROSS and wife, PATSY ANN ROSS,

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

That part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows: From the Southeast corner of said Section 2, run North along the East section line for a distance of 2727.6 feet; thence run North 89°-11' West for a distance of 444.1 feet to the point of beginning of this parcel; from said point thus established, continue to run said course for a distance of 444.1 feet; thence run North 00°-08' East for a distance of 1410.8 feet to a point on the South right-of-way line of Shelby County Road No. 42; thence run along said right-of-way line North 87°-50' East for a distance of 30.2 feet; thence run South 00°-08' West for a distance of 764.6 feet; thence run South 88°-07' East for a distance of 414.1 feet; run thence South 00°-03' West for a distance of 640.1 feet to the beginning point, and containing 7.11 acres, more or less. LESS AND EXCEPT all mineral and mining rights.

Subject to easements and restrictions of record.

The purpose of this deed is to divide the joint ownership of the Grantors and Grantees herein to the larger tract of real estate acquired by them jointly from James Wade Neal and wife by those certain deeds dated May 15, 1978 and recorded in Deed Book 312, at Page 194, and in Deed Book 312, at Page 195, in the Office of the Judge of Probate of Shelby County, Alabama, so that the Grantees herein will have the complete ownership of the above described parcel and the Grantors herein will have the complete ownership of the remainder of said larger tract under the separate deed to them from the Grantees herein, which separate deed of even date is executed and delivered 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 the 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 X(we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that X(we) are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that X(we) have a good right to sell and convey the same as aforesaid; that X(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 11th

day of August, 19 83.

WITNESS:

Deed TAX .50
Rev 1.50
Ind 1.00
3.00

STATE OF ALA. SHELBY CO.
I CERTIFY THIS

1983 AUG 12 AM 8:04

Michael Allen Smith (Seal)
Michael Allen Smith

Debra B. Smith (Seal)
Debra B. Smith

STATE OF ALABAMA

Shelby COUNTY

Judge of Probate

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Allen Smith and wife, Debra B. 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 11th

day of

August, A.D. 19 83

Notary Public

BOOK 349 PAGE 149