

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

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP 500.00

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ten and no/100-----Dollars  
and other good and valuable consideration, to the undersigned grantor  
or grantors in hand paid by the GRANTEES herein, the receipt whereof  
is acknowledged, we, ROLAND H. HENSON, unmarried; BRANT D. REYNOLDS  
and wife, VERA JEAN REYNOLDS, (herein referred to as grantors), do  
grant, bargain, sell and convey unto JAMES TURNER SMITH and GARY SMITH  
(herein referred to as GRANTEES) as joint tenants with right of  
survivorship, the following described real estate situated in SHELBY  
County, Alabama, to-wit:

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A lot or parcel of land in the Town of Vincent, Alabama,  
described as follows: Beginning on the East side of Coosa  
Valley Road about 6 inches from the NW corner of G. W.  
Holmes brick store lot, formerly occupied by McGraw Brothers,  
and running Northerly along said Coosa Valley Road 24 feet;  
thence East 200 feet to Embry lot; thence South along lots of  
McGraw Brothers 24 feet; thence West along Lots of McGraw  
Brothers 200 feet to point of beginning, and situated in NW $\frac{1}{4}$   
of NW $\frac{1}{4}$  of Section 14, Township 19, Range 2 East, Shelby County,  
Alabama.

ALSO, Commence at the Northwest corner of Section 14, Town-  
ship 19, Range 2 East and run thence East along the North  
line of said Section 14 a distance of 647.90 feet to the  
East line of Alabama Highway 25; thence turn an angle of 110  
deg. 55 min. to the right and run in a Southerly direction  
along the East right-of-way of said Highway a distance of  
194.94 feet to the Northwest corner of McGraw Brothers  
building, being the point of beginning of the lot herein  
described; thence turn an angle of 90 deg. to the left and  
run Easterly 152.19 feet to the center line of a ditch;  
thence turn an angle of 52 deg. 53 min. to the right and run  
along the center line of said ditch in a Southerly direction  
105.75 feet; turn thence an angle of 71 deg. 20 min. to the  
right and run Southwesterly 66.40 feet; thence turn an angle  
of 90 deg. to the right and run Northwesterly 95.14 feet;  
thence turn an angle of 55 deg. 47 min. to the right and run  
Northerly 35.71 feet to the Southeast corner of McGraw Brothers  
building; thence turn an angle of 90 deg. to the left and run  
Westerly along the South line of said building a distance of  
100 feet to the Southwest corner of same; thence turn an  
angle of 90 deg. to the right and run Northerly to the point  
of beginning, according to survey of Frank Wheeler, C.E.  
EXCEPT easement for gas line as recorded in Deed Book 199,  
Page 229 in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT that portion of the above described property  
previously sold to James Turner Smith by deed dated \_\_\_\_\_,  
and recorded in Deed Book \_\_\_\_\_, Page \_\_\_\_\_, in said  
Probate Office.

*Smith Super Law*  
P.O. Box 58  
Vincent, AL 35178

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 14<sup>th</sup> day of April, 1983.

Roland H. Henson (SEAL)  
 Roland H. Henson

Brant D. Reynolds (SEAL)  
 Brant D. Reynolds

Vera Jean Reynolds (SEAL)  
 Vera Jean Reynolds

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STATE OF ALABAMA

General Acknowledgment

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Roland H. Henson, unmarried; Brant D. Reynolds and wife, Vera Jean Reynolds, 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 14<sup>th</sup> day of April, 1983.

[Signature]  
Notary Public

STATE OF ALABAMA  
SHELBY COUNTY  
1985 JUL 22 PM 1:59

RECORDING FEES	
Mortgage Tax	\$ .
Deed Tax	.50
Notary Tax	
Recording Fee	5.00
Index Fee	2.00
TOTAL	\$ 7.50