



JEFFERSON TITLE CORPORATION

This instrument was prepared by

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) E. Paul Jones, Attorney at Law

(Address) 119 Madison Street
Alexander City, Alabama 35010

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Thirty Thousand and no/100 (\$30,000.00) Dollars, including DOLLARS
therein the assumption of that certain mortgage of record at Mortgage Book 344, Page 801
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

FORD E. SMITH and ALEENE SMITH, Husband and Wife

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

MICHEAL D. SMITH and NANCY W. SMITH, Husband and Wife

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

Shelby County, Alabama to-wit:

Commencing at the SE corner of the NW 1/4 of NE 1/4, Section 18, T 21 S, R 2 W, thence S 89° 40' W a distance of 444.15 feet to the West R.O.W. line of U.S. Highway No. 31, the Point of Beginning; thence continue S 89° 40' W a distance of 270.05 feet to a point; thence N 43° 55' W a distance of 384.00 feet to a point; thence Southeasterly a distance of 315.00 feet to a point on the West R.O.W. line of said Highway; thence S 39° 10' E a distance of 349.85 feet to the Point of Beginning. Said land being situated in the NW 1/4 of NE 1/4, Section 18, T 21 S, R 2 W, Shelby County, Alabama.

The above description according to that certain survey of Grady T. Headrick, Reg. No. 4282, dated May 5, 1978.

Prior Deed Reference: Deed Book 325, Page 441

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 1st day of February, 19 85.

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT TO BE TRUE

1985 JUN 14 AM 11:36

JUDGE 14 DATE

Receipt - 3000
250 (Seal)
100
3350 (Seal)

Ford E. Smith (Seal)
FORD E. SMITH

Aleene Smith (Seal)
ALEENE SMITH

(Seal)

STATE OF ALABAMA

General Acknowledgment

TALLAPOOSA COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that FORD E. SMITH and ALEENE SMITH, Husband and Wife whose name S 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 1st day of February, A.D., 19 85