

This instrument was prepared by

(Name) LARRY L. HALCOMB  
ATTORNEY AT LAW  
(Address) 3512 OLD MONTGOMERY HIGHWAY  
HOMERWOOD, ALABAMA 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-five thousand and no/100 (\$ 75,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James E. Green, a married man and wife, Yvonne Renee Green  
(herein referred to as grantors) do grant, bargain, sell and convey unto

James T. Smith and Laura W. 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:

Lot 10 Hamlet, 4th Sector as recorded in Map Book 9, page 22, in the Probate Office of  
Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1985.

Subject to restrictions, easements, building lines, rights of way and transmission line  
permit to Alabama Power Company of record.

The subject property does not constitute the homestead of the grantor.

\$ 60,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed  
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 I (not do for myself ~~and~~ and for my ~~heirs~~ heirs, executors, and administrators covenant with the said GRANTEES, their heirs  
and assigns, that I am (not) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted  
above; that I (not) have a good right to sell and convey the same as aforesaid; that I (not) will and my ~~heirs~~ 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, I have hereunto set my hand(s) and seal(s), this 30th  
day of August, 1985

WITNESS: STATE OF ALABAMA SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT IS CORRECT  
(Seal)

1985 SEP -9 AM 8:44 (Seal)

James E. Green (Seal)  
James E. Green  
Yvonne Renee Green (Seal)  
Yvonne Renee Green (Seal)

JOSEPH L. HALCOMB (Seal)

STATE OF ALABAMA  
JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State,  
hereby certify that James E. Green, a married man, and wife, Yvonne Renee Green  
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me  
on this day, that, being informed of the contents of the conveyance he executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 30th day of August A. D., 1985

Larry L. Halcomb Notary Public