

2229

SEND TAX NOTICE TO:

(Name) Johnny M. Howard, Jr.

114 Highland Drive

(Address) Columbiana, AL 35051

This instrument was prepared by

(Name) Michael T. Atchison

(Address) P. O. Box 822, Columbiana, AL 35051

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 FIFTY THOUSAND and no/100 (\$50,000.00) DOLLARS

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

Richard Bowen Smith and wife, Madalyn A. Smith

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

Johnny M. Howard, Jr. and wife, Pamela A. Howard

(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 No. 15, Highlands Subdivision, as shown on map recorded in Map Book 5, Page 26, in the Probate Office of Shelby County, Alabama.

BOOK 092 PAGE 522

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

1986 SEP 29 AM 10:04

Judge of Probate

1. Deed Tax	\$ 10.00
2. Mtg. Tax	
3. Recording Fee	2.00
4. Indexing Fee	1.00
TOTAL	13.00

\$40,000.00 of the purchase price recited above was paid from 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 (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 26th

day of September, 19 86

WITNESS:

_____ (Seal)	<u>Richard Bowen Smith</u> (Seal)
_____ (Seal)	Richard Bowen Smith
_____ (Seal)	<u>Madalyn A. Smith</u> (Seal)
_____ (Seal)	Madalyn A. Smith

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Richard Bowen Smith and wife, Madalyn A. 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 26th day of September, A. D., 1986

Michael T. Atchison
Notary Public.

