

This instrument was prepared by

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Send Tax Notice To: Michael D. Smith
name

(Name) J. Michael Joiner

124 Big Oak Drive, Maylene, AL
address 35114

(Address) P.O. Box 1012, Alabaster, AL 35007

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTY

That in consideration of One Hundred Seven Thousand Sixty Three and no/100 (\$107,063.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Cecil Riggins and Harold Connell d/b/a C & R Construction

(herein referred to as grantors) do grant, bargain, sell and convey unto
Michael D. Smith and wife, Renee D. 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:

A parcel of land situated in the South 1/2 of the NE 1/4 of Section 16, Township 21 South, Range 3 West, described as follows: Commence at the Northeast corner of the South 1/2 of the NE 1/4 of Section 16 and go South 89 deg. 3 min. 32 sec. West along the North boundary of said South 1/2 of the NE 1/4 for 1347.11 feet to the point of beginning; thence continue South 89 deg. 33 min. 32 sec. West for 216.00 feet; thence South 3 deg. 15 min. 17 sec. West for 636.81 feet to a point on a curve on the North boundary of Big Oak Drive, said curve having a central angle of 3 deg. 56 min. 27 sec. and a radius of 2834.79 feet; thence Easterly along said curve 194.98 feet; thence North 5 deg. 05 min. 00 sec. East for 647.19 feet to the point of beginning; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, taxes, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$85,650.00 of the above referenced purchase price has been paid by 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 30th day of December, 19 87

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
88 JAN -4 PM 12:02
(Seal) Cecil Riggins (Seal)
(Seal) Harold Connell (Seal)
(Seal) HAROLD CONNELL (Seal)

STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cecil Riggins and Harold Connell d/b/a C & R Construction whose name is 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of December A. D., 19 87