

2/55

SEND TAX NOTICE TO:

(Name) Mr. & Mrs. Joseph J. Smith  
905 Colonial Drive  
(Address) Alabaster, Alabama 35007

This instrument was prepared by

(Name) Morris J. Princiotta, Jr.  
31 Inverness Center Parkway, Suite 360  
(Address) Birmingham, Alabama 35242

Form 1-1-3 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 EIGHTY-THREE THOUSAND AND NO/100..... (\$83,000.00) DOLLARS

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

LUTHER RAY RICHARDSON and wife, JOAN GRIFFEATH RICHARDSON

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

JOSEPH J. SMITH and wife, LAURIE S. 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, according to Survey of Valley Forge, as recorded in Map 6 page 60, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for 1991 and subsequent years not yet due and payable.
2. Building setback line of 35 feet reserved from Colonial Drive as shown by plat.
3. Easements, Restrictions, Covenants, Conditions, and Permits of record.

BOOK 340 PAGE 688

NOTARY PUBLIC, SHELBY COUNTY, ALABAMA  
I CERTIFY THIS INSTRUMENT WAS FILED

91 APR 30 PM 2:08

CLERK OF PROBATE

1. Deed Tax	1.00
2. Adm. Tax	1.00
3. Recording Fee	2.50
4. Notary Fee	3.00
5. ...	...
6. ...	1.00
Total	7.50

\$82,365.00 of the purchase price received above was paid from a first purchase money 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 25th

day of April, 19 91

WITNESS:

(Seal)  
(Seal)  
(Seal)

Luther Ray Richardson (Seal)  
LUTHER RAY RICHARDSON  
Joan Griffieath Richardson (Seal)  
JOAN GRIFFEATH RICHARDSON

STATE OF ALABAMA }  
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Luther Ray Richardson and wife, Joan Griffieath Richardson 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 25th day of April, A. D., 19 91

Notary Public, State of Alabama  
Notary Public.