

SEND TAX NOTICE TO:

(Name)

(Address)

Jerry B. Smith
12 Spruce Dr
Columbiana, Al.
35051

370

This instrument was prepared by

(Name) VERNON N. SCHMITT, ATTORNEY AT LAW

(Address) P O BOX 521, LEEDS, AL 35094

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

\$10,000.00

STATE OF ALABAMA
SHELBY } COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND NO/100----- (\$1.00)-----DOLLARS

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

Jerry B. Smith, a married person,

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

✓ Jerry B. Smith and Jason A. Bentley

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

Shelby

County, Alabama to-wit:

Commence at a point where the Northerly right-of-way line of Alabama State Highway 25 intersects the North line of the SW 1/4 of Section 34, Township 21 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning; thence run West along the North line of said 1/4-1/4 Section a distance of 300 feet; thence turn left and run southerly a distance of 220 feet, more or less, to the Northerly right-of-way line of Alabama State Highway 25; thence turn left and run Northeast along said Northerly right-of-way line a distance of 340 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to easements and rights-of-way of record.

Jerry B. Smith, grantor herein, is one and the same person as the Jerry B. Bentley, grantee, in that certain deed recorded in Book 340, Page 209, in the Office of the Judge of Probate of Shelby County, Alabama.

The property described herein is not the homestead of the Grantor or the Grantor's spouse.

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, I have hereunto set my hand(s) and seal(s), this 7th

day of January, 1992.

WITNESS:

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

92 JAN -7 PM 3:55

STATE OF ALABAMA
SHELBY } JUDGE OF PROBATE
COUNTY

1. Deed Tax \$ 10.00
2. Mfg. Tax \$ 0.00
3. Recording Fee \$ 2.50
4. Indexing Fee \$ 3.00
5. No Tax Fee \$ 0.00
6. Certified Fee \$ 1.00

Total \$ 16.50

I, the undersigned Jerry B. Smith, a Notary Public in and for said County, in said State, hereby certify that Jerry B. Smith 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of January, A. D., 1992

Vernon N. Schmitt

Notary Public.

BOOK 381 PAGE 785