

This instrument was prepared by

SEND TAX NOTICE TO:

Walter Fletcher  
2121 Highland Avenue  
Birmingham, Alabama 35205

James D. Blake  
Mary Anne D. Blake  
*2845 Stratford Rd  
Blm 35213*

**GENERAL WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY ) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of \$18,000.00 to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, ROGER D. SMITH and wife MARGIE A. STEPHENSON, herein referred to as GRANTORS, do grant, bargain, sell and convey unto JAMES D. BLAKE and MARY ANNE D. BLAKE, herein referred to as GRANTEES, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Mineral and mining rights excepted. Subject to easements and restrictions of record and current state, county and city taxes.

Commence at the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 11, Township 20 South, Range 1 West; run thence in a Northerly direction along the West line of said 1/4 1/4 Section for a distance of 351.51 feet to an old iron; thence turn an angle to the right of 89 deg. 06 min. 45 sec. and run in an Easterly direction for a distance of 415.67 feet to the point of beginning; from the point of beginning thus obtained; thence turn an angle to the left of 89 deg. 06 min. 45 sec. and run in a Northerly direction for a distance of 395 feet; thence turn an angle to the right of 89 deg. 06 min. 45 sec. and run in an Easterly direction for a distance of 72.05 feet to the point of beginning of a curve to the left, said curve having a central angle of 9 deg. 6 min. 50 sec. and a radius of 1,912.01 feet; thence run along the arc of said curve to the left in a Northwesterly direction for a distance of 304.14 feet to the end of said curve and the point of beginning of a curve to the right, said curve having a central angle of 62 deg. 01 min. 43 sec. and a radius of 219.01 feet; thence run along the arc of said curve to the right in a Northeasterly Easterly, and Southeasterly direction for a distance of 237.48 feet to the end of said curve; thence run along the tangent, if extended to said curve, in a Southeasterly direction for a distance of 215 feet to a point on the Northwesterly right of way line of Shelby County Highway #32; thence turn an angle to the right of 90 deg. and run in a Southwesterly direction along the Northwesterly right of way line of said Shelby County Highway #32 for a distance of 75.44 feet to the point of beginning of a curve to the left, said curve having a central angle of 7 deg. 49 min. 54 sec. and a radius of 1,313.65 feet; thence run along the arc of said curve to the left in a Southwesterly direction along the Northwesterly right of way line of Shelby County Highway #32 for a distance of 179.56 feet; thence turn an angle to the right from the tangent of last described course of 44 deg. 49 min. 01 sec. and run in a Westerly direction for a distance of 524.13 feet to the point of beginning; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 and seal this 3 day of June, 1992.

*Roger D. Smith* (Seal)  
Roger D. Smith  
*Margie A. Stephenson* (Seal)  
Margie A. Stephenson

STATE OF ALABAMA )  
JEFFERSON COUNTY )

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roger D. Smith and wife Margie A. Stephenson, 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 3<sup>rd</sup> day of June, 1992.

*Walter G. [Signature]*  
Notary Public

SEAL:

712mpt/smi-blad

Inst # 1992-10662  
06/09/1992-10662  
09:57 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 27.00