

This instrument was prepared by

(Name) J. Michael Joiner
(Address) PO Box 1012, Alabaster, AL 35007

1166
Send Tax Notice To: Rodney L. Smith
name Box 335 Church St.
address Wilton, AL 35187

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTY
That in consideration of Thirty-Two Thousand Five Hundred and 00/100-- (\$32,500.00) DOLLARS

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

Paul A. Byram and wife, Pearl M. Byram
(herein referred to as grantors) do grant, bargain, sell and convey unto
Rodney L. Smith and wife, Tracy P. 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 tract of land situated in the SE 1/4 of the NE 1/4 of Section 8, Township 24 north, Range 12 East, Shelby County, Alabama, more particularly described as follows: Commence at the NW corner of the SE 1/4 of the NE 1/4 of Section 8, Township 24 North, Range 12 East, Shelby County, Alabama and run north along the west line of said 1/4-1/4 section for a deed distance of 169.1 feet; thence north 89 deg 30 min east, for a deed distance of 687.75 feet; thence south 00 deg 30 min east for a deed distance of 380.6 feet to point of beginning; thence continue along last described course for a distance of 150.00 feet; thence left 90 deg 00 min and run easterly for a distance of 160.00 feet to a point on the westerly line of Church Street; thence left 90 deg 00 min and run northerly for a distance of 150.00; thence left 90 deg 00 min and run westerly for a distance of 160.0 feet to point of beginning.

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

Mineral and Mining rights excepted

All of the above referenced purchase price has been paid by a mortgage loan closed simultaneously herewith

NO TAX COLLECTED

1	2.50
2	3.00
3	1.00
4	1.00
5	1.00
6	1.00
Total	11.50

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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 10th

day of September, 19 90

WITNESS:

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

90 SEP 20 PM 12:08

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, J. Michael Joiner, a Notary Public in and for said County, in said State, hereby certify that Paul A. Byram and wife Pearl M. Byram whose name 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 10th day of September, A. D., 19 90

Notary Public.