



SEND TAX NOTICE TO:
 Kathleen Sellers Smith
 2532 Marcal Road
 Birmingham, AL 35244

JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) Leslie R. Barineau, Esquire
 300 21st Street North, Suite 502
 (Address) Birmingham, AL 35203

\$150,000.00

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One (\$1.00) Dollar and other valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
 Kathleen Sellers Smith as Executrix of the Estate of Milton Sellers
 and Kathleen Sellers Smith, a married woman
 (herein referred to as grantors) do grant, bargain, sell and convey unto

Kathleen Sellers Smith and husband, Jimmy Alan 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:

See legal description attached as Exhibit A.

SUBJECT TO:

1. Ad valorem taxes due and payable, if any.
 2. Less and Except any part of the subject property now a party of a roadway.
 3. Easements to Alabama Power Company in Deed Book 129, Page 564.
- Grantors took title under deed recorded at Book 301, Page 18 in Probate Office, Shelby County, Alabama.

This property is being transferred pursuant to the Last Will and Testament of Milton Sellers, Jefferson County Probate Court case #150664.

No title examination or legal opinion rendered.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 2nd

day of October, 19 95

WITNESS:

[Signature]
[Signature]
[Signature]

(Seal) X Kathleen Sellers Smith (Seal)
 Kathleen Sellers Smith as Executrix
 of the Estate of Milton Sellers (Seal)
 (Seal) X Kathleen Sellers Smith (Seal)
 Kathleen Sellers Smith, a
 married woman

General Acknowledgment

STATE OF ALABAMA

Shelby COUNTY

I, Amy K. Fowler, a Notary Public in and for said County, in said State,
 hereby certify that Kathleen Sellers Smith
 whose name was 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 has executed the same voluntarily
 on the day the same bears date.

Given under my hand and official seal this 2nd day of October, A.D., 19 95

Amy K. Fowler
 NOTARY PUBLIC STATE AT LARGE
 MY COMMISSION EXPIRES FEBRUARY 17, 1999
 BONDED THRU NOTARY PUBLIC UNDERWRITERS


Inst # 1995-30477

Part of the SW 1/4 of SE 1/4 of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: From the southeast corner of said 1/4-1/4 section, run in a westerly direction along south line of said 1/4-1/4 section for a distance of 621.00 feet, thence turn an angle to the right of 115 degrees 14' and run in a northeasterly direction for a distance of 753.30 feet to a point of beginning, thence continue along last mentioned course for a distance of 216 feet to a point on the southwest line of a 35 foot easement for a road, thence turn an angle to the right of 122 degrees 48' and run in a southeasterly direction along the southwest line of said 35 foot easement for a distance of 165 feet, thence turn an angle to the right of 79 degrees 30' and run in a southwesterly direction for a distance of 158.78, thence turn an angle to the right of 82 degrees 12' and run in a northwesterly direction for a distance of 81 feet, more or less, to the point of beginning, containing 0.49 acres, more or less.

Inst # 1995-30477

10/24/1995-30477
01:10 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

EXHIBIT A


Kathleen Sellers Smith as
Executrix of the Estate of
Milton Sellers


Kathleen Sellers Smith, a
married woman