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**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Bobby H. Johnson, Jr.

(Address) \_\_\_\_\_

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-5 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 Seventeen Thousand and no/100 DOLLARS

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

Christopher Carl Smith, a married man and wife, Tanya Smith

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

Bobby H. Johnson, Jr. and Patty R. Johnson

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

Shelby County, Alabama to-wit:

01/26/1996-02704  
10:21 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NC 9.30

Inst # 1995-26682

Inst # 1996-02704

07/26/1996-24255  
03:25 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NC 9.30

A parcel of land situated in the SE 1/4 of the SE 1/4 of Section 3, Township 24 North, Range 13 East, and being more particularly described as follows: Commence at the Southeast corner of the SE 1/4 of the SE 1/4 of Section 3, Township 24 North, Range 13 East; thence run North along the East line of said Section 3, a distance of 470.0 feet to the point of beginning; thence continue along the last described course a distance of 464.85 feet; thence turn left 85 degrees 21 minutes 55 seconds and run West a distance of 210.0 feet; thence turn left 94 degrees 38 minutes 05 seconds and run South a distance of 464.85 feet to the North right of way line of a proposed roadway; thence turn left 85 degrees 21 minutes 55 seconds and run East along said right of way line a distance of 210.0 feet to the point of beginning. According to Survey of Samuel J. Martin, Reg. #12501, dated September 20, 1986.

Inst # 1996-24255

Subject to restrictions, easements, and rights of way of record.

ALSO: One 1980 Riverbend Mobile Home 14X72, Serial #0297.

THIS DEED IS BEING RE-RECORDED TO REFLECT THAT TANYA SMITH IS A GRANTOR OF SAID REAL ESTATE.

Central State Bank  
P. O. Box 100  
Columbiana, AL 35040

09/22/1995-26682  
03:56 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 SMA 10.00

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 11<sup>th</sup>

day of September, 1995

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Christopher Carl Smith (Seal)  
Tanya Smith (Seal)

STATE OF ALABAMA

Shelby COUNTY

I, \_\_\_\_\_ the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Christopher Carl Smith and wife, Tanya 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 he executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 11<sup>th</sup> day of September, A. D., 1995

Letty Collins  
NOTARY PUBLIC, SHELBY COUNTY, ALABAMA