

SEND TAX NOTICE TO:

(Name) Rena F. Smith & Herman L. Smith
481 County Road 36
(Address) Chelsea, Alabama 35043

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-3 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 FIFTEEN THOUSAND SEVEN HUNDRED SIXTY-TWO AND NO/100 (\$15,762.00) DOLLAR

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

Anthony Craig Furney, a single man

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

Rena F. Smith and husband, Herman L. Smith

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

Shelby

County, Alabama to-wit:

A parcel of land containing 7.65 acres in the N.W. 1/4 of the N.W. 1/4 of Section 8, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Northwest corner of said Section 8, thence run East along the north section line 847.55 feet to a point on the southeast right-of-way of Shelby County Highway #36 and the point of beginning; thence continue last course 475.00 feet; thence turn right 91 deg. 18 min. 41 sec. and run south along the east 1/4- 1/4 line 455.83 feet; thence turn right 87 deg. 50 min. 33 sec. and run west 491.23 feet; thence turn right 00 deg. 50 min. 39 sec. and run west 208.77 feet; thence turn right 12 deg. 43 min. 32 sec. and run westerly 198.07 feet; thence turn left 12 deg. 18 min. 34 sec. and run westerly 54.81 feet to a point on the southeast right-of-way of said highway, said point being on a clockwise curve having a delta angle of 09 deg. 01 min. 43 sec. and a radius of 1890.79 feet; thence turn right 133 deg. 05 min. 17 sec. to the tangent of said curve and run northeast along the arc of said curve 297.95 feet; thence continue northeast along said right-of-way tangent to said curve 85.85 feet to the point of a counter-clockwise curve having a delta angle of 06 deg. 42 min. 50 sec. and a radius of 2189.31 feet; thence run along the arc of said curve 256.54 feet to the point of beginning.

\$15,762.00 was paid from a purchase money mortgage executed simultaneously herewith.

12/08/1997-39834
10:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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

day of _____, 19 97

WITNESS:

(Seal)

(Seal)

(Seal)

Anthony Craig Furney
Anthony Craig Furney
(Seal)
(Seal)
(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Anthony Craig Furney, a single man 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 25th day of November, A. D., 1997

Blenda P. Bradley
Notary Public

Inst # 1997-39834