

Inst # 2000-23662

**WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

That in consideration of \$50,000.00 to the undersigned Grantor, Bobby Jo Smith, unmarried (widowed), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto A.W. Clark and wife Janice O. Clark (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate, situated in SHELBY County, Alabama, to-wit:

Complete metes and bounds legal description attached hereto as "Exhibit A"

Subject property is not the homestead of Grantor, nor is it to become the homestead of Grantee.

Bobby Jo Smith is the surviving spouse of Marion Smith (aka. Marion C. Smith), who deceased on or about October 26, 1999; Bobby Jo Smith is also the surviving Grantee of the subject property.

Subject to taxes for the year 2000 and subsequent years, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$0.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 12 day of July, 2000.

By: \_\_\_\_\_ Grantor Bobby Jo Smith Grantor

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Bobby Jo Smith, unmarried, as surviving spouse of Marion Smith, deceased, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 12 day of July, 2000.

[Signature]  
Notary Public  
Commission Expires: 11/15/00

**THIS INSTRUMENT PREPARED BY:**  
Kevin Hays and Associates, P.C.  
100 Concourse Parkway, Suite 101  
Birmingham, Alabama 35244

**SEND TAX NOTICES TO:**  
A.W. Clark  
245 South River Drive  
Shelby, AL 35143

07/14/2000-23662  
09:51 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 C31 61.50

**EXHIBIT A- LEGAL DESCRIPTION**

That part of the following described legal description as shown by the Shelby County Tax Assessor's maps and records as Parcel Identification Number 23-6-14-2-002-027:

Commence at the NW corner of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama; run thence South along the section line for 660 feet to the point of beginning; continue thence South along the West line of said Section 14 for a distance of 1080 feet; thence an angle to the left of 90 degrees run East for 119.70 feet; thence an angle to the right of 53 degrees run Southeasterly for 255 feet; thence an angle to the left of 60 degrees, 43 minutes, run East for 440.20 feet to a point in the Westerly line of the Montevallo Road; thence an angle to the left of 81 degrees, 17 minutes, run Northerly along the Westerly line of said road for 300 feet; thence an angle to the right of 7 degrees and continuing in a Northwesterly direction along the Westerly line of said road for 529.20 feet; thence an angle to the right of 4 degrees and continuing along the Westerly line of said road for 539.16 feet; thence an angle to the left of 112 degrees run West for 1100.40 feet to the point of beginning.

Being a part of the W  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 14, Township 21 South, Range 3 West, in Shelby County, Alabama.

LESS AND EXCEPT that part conveyed to the State of Alabama by deed recorded in Instrument #1999-42947.

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002 CJ1 61.50