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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) Bobbi J. Smith

(Address) Anita L. Garrett

9035 Highway 42

Shelby, Al. 35143

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100

10/05/2001-43440
02:15 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001, CV 11.50

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Bobbie J. Smith, a married woman, and Anita L. Garrett, a married woman

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

Bobbie J. Smith and Anita L. Garrett

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

Shelby County, Alabama to-wit:

Begin at the Northwest corner of the SE 1/4 of the SE 1/4 of Section 13, Township 21 South, Range 2 West; thence run East along the North line of said 1/4-1/4 section a distance of 212.00 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 263.89 feet to the North right of way of Shelby County Highway No. 26; thence turn an angle of 75 degrees 44 minutes 15 seconds to the right and run a distance of 35.09 feet to a point on a right of way curve; thence run along said highway curve (whose Delta Angle is 6 degrees 04 minutes 12 seconds to the right, radius is 1647.43 feet, tangent is 87.34 feet; length of arc is 174.53 feet); thence turn an angle of 96 degrees 54 minutes 36 seconds to the right from tangent of said curve, and run a distance of 306.53 feet to the point of beginning. Situated in the SE 1/4 of the SE 1/4 of Section 13, Township 21 South, Range 2 West, Shelby County, Alabama.

Said grantors are the surviving heirs at law of Bobby L. Eastridge, deceased, having died intestate.

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

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 5 day of October, 2001.

WITNESS:

(Seal)

(Seal)

(Seal)

Bobbie J. Smith (Seal)
Bobbie J. Smith
Anita L. Garrett (Seal)
Anita L. Garrett (Seal)

STATE OF ALABAMA
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Bobbie J. Smith and Anita L. Garrett

whose names 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 5 day of October, A. D., 2001

Maucha A. Wilder

Notary Public.

Inst 2001-43440