

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One Dollar (\$1.00)

to the undersigned grantor, RUX CARTER REAL ESTATE COMPANY, INC.
a corporation, in hand paid by Charles Raymond Smith & wife, Mary Nell Roberts Smith
the receipt whereof is acknowledged, the said RUX CARTER REAL ESTATE COMPANY, INC.

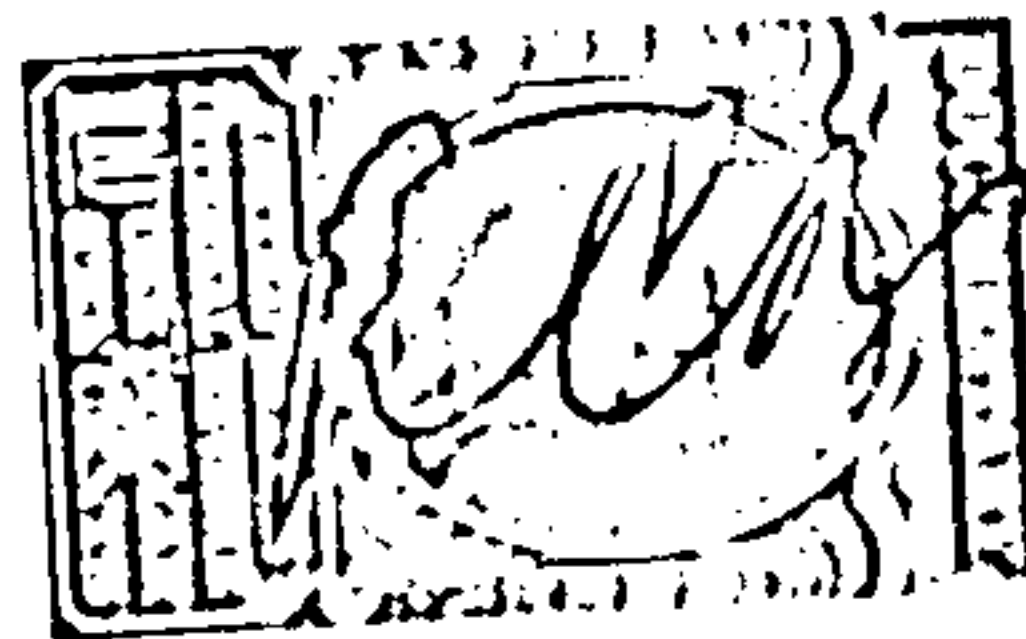
does by these presents, grant, bargain, sell, and convey unto the said
Charles Raymond Smith & Mary Nell Roberts Smith
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot No. 1 in Block E, according to the map of the Riverview Subdivision,
as recorded in Map Book 4, page 63, in the Probate Office of Shelby County,
Alabama.

Subject to Subdivision restrictions and covenants dated June 2, 1961,
recorded in the Probate Office of Shelby County, Alabama in Deed Book 215,
page 662;

Also, subject to utility easement to Alabama Power Company and Southern
Bell Telephone & Telegraph Co. dated June 2, 1961, recorded in the Probate
Office of Shelby County, Alabama in Deed Book 251, page 668.

Also, subject to transmission line permit to Alabama Power Company, of record.



TO HAVE AND TO HOLD said property unto the said Charles Raymond Smith & Mary Nell Roberts Smith
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 grantee does not survive the other, then the heirs and
assigns of the grantees herein shall take as tenants in common.

And said RUX CARTER REAL ESTATE COMPANY, INC. does for itself, its successors
and assigns, covenant with said Charles Raymond Smith & Mary Nell Roberts Smith, their
heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,
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
Charles Raymond Smith and Mary Nell Roberts Smith, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said RUX CARTER REAL ESTATE COMPANY,
INC., has hereunto set its
signature by Rux Carter its President,
who is duly authorized, on this 8 day of June, 1961.

ATTEST:

Jane L. Carter
Secretary.

By Rux Carter
Vice-President.

216-916-65

See

TO

Edward Smith

Julia

CORPORATION
WARRANTY DEED
WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
SHELBY COUNTY }

I, Conrad M. Fowler, Judge of Probate hereby
certify that the within *deed* was
filed in this office for record the *13* day
of *June* 19*61* at *10* o'clock *A.M.*
and recorded in *Deed* Record *2161*
page *63* and examined
and the Mortgage Tax of \$ *1.22* has been paid
Deed Tax of \$ *1.45*
Conrad M. Fowler
Judge of Probate

Fee \$ *1.45*

THIS FORM FROM
TITLE GUARANTEE & TRUST CO. *1.45*
TITLE INSURANCE — ABSTRACTS *1.00*
TRUSTS *1.12*

BIRMINGHAM, ALABAMA

State of Alabama
Shelby County

I, *John A. Hines, Jr.*, a Notary Public in and for said
county in said state, hereby certify that *Rux Carter*
whose name as *President of the Rux Carter Real Estate Company, Inc.*
a corporation, 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, as such officer and with full authority,
executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the *8th* day of *June*, 1961.

John A. Hines, Jr.
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON *27th*
6-13 19*61*
RECORDED & \$ *1.08* MTG. TAX
& *1.08* DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE

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