

INSTRUMENT PREPARED BY:

NAME: This Instrument Was Prepared By  
CHARLES A. SPEIR, ATTORNEY  
1300 City National Bank  
ADDRESS: BIRMINGHAM, ALA. 35203

CORPORATION WARRANTY DEED  
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

~~PROFESSOR~~ SHELBY COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of  
Three Thousand and No/100-----Dollars

to the undersigned grantor, Viva Chumbler Real Estate Co., Inc.  
a corporation, in hand paid by H. Ned Smith and wife, Lynn Smith  
the receipt whereof is acknowledged, the said Viva Chumbler Real Estate Co., Inc.

does by these presents, grant, bargain, sell, and convey unto the said H. Ned Smith and wife, Lynn Smith  
as joint tenants, with right of survivorship, the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lot 5, and that 12.5 feet of dedicated 25 foot strip lying adjacent  
to the northwest boundary of said Lot 5, according to the Survey of  
Shelby Shores, as recorded in Map Book 4, Page 75, in the Office of  
the Judge of Probate, Shelby County, Alabama.

Subject to restrictions of record.

TO HAVE AND TO HOLD Unto the said H. Ned Smith and wife, Lynn 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 Viva Chumbler Real Estate Co., Inc. does for itself, its successors  
and assigns, covenant with said H. Ned Smith and wife, Lynn Smith, their  
heirs and assigns, that it 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 H. Ned Smith and wife, Lynn Smith, their  
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Viva Chumbler Real Estate Co., Inc.  
has hereunto set its  
signature by Viva Chumbler, its President,  
who is duly authorized, and has caused the same to be attested by its Secretary,  
on this 21<sup>st</sup> day of February, 1968.

ATTEST:

VIVA CHUMBLER REAL ESTATE CO., INC.

By Viva Chumbler President

Secretary.

BOOK 252 069

*Spier Robertson & Jackson*

TO

3.00  
1.00  
4.00

CORPORATION

WARRANTY DEED

STATE OF ALABAMA

County.

Office of the Judge of Probate

I hereby certify that the within deed was filed in this office for record on the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M, and was duly recorded in Volume \_\_\_\_\_ of Deeds at page \_\_\_\_\_, and examined.

Judge of Probate.

THIS FORM FURNISHED BY

ALABAMA TITLE COMPANY, INC.

AGENTS FOR

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street Birmingham, Ala.

State of Alabama

JEFFERSON

COUNTY;

I, \_\_\_\_\_ the undersigned \_\_\_\_\_, a Notary Public in and for said county in said state, hereby certify that Viva Chumbler whose name as President of the Viva Chumbler Real Estate Co., Inc. a corporation, is signed to the foregoing conveyance. and who is known to me, acknowledge 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 2<sup>nd</sup> day of February, 1968.

*Charles A. Peir*  
Notary Public

*Robertson*  
SPEIR, ROBERTSON and JACKSON  
1500 City National Bank Bldg.  
Birmingham, Alabama

STATE OF ALA. SHERIFF CO.  
CERTIFY THIS INSTRUMENT FILED  
FEB 29 1968 8:50  
REC. BK. & PAGE AS SHOWN ABOVE  
JUDGE OF PROBATE

252 070