State of Alabama

Shelby County

STATUTCRY WARRANTY DEED Anow All Men By These Presents.

That in consideration of Thirty thousand dollars

19811013000109400 Pg 1/2 .00 Shelby Cnty Judge of Probate, AL

10/13/1981 00:00:00 FILED/CERTIFIED

DOLLARS

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to the undersigned grantor H. E. Wills and wife Marie M. Wills, Thomas H. Ware and wife Betty C. Ware

in hand paid by J. Curry Smith, Jr. and wife Mary G. Smith

the said H. E. Wills and wife Marke M. Wills, the receipt whereof is acknowledged we Thomas H. Ware and wife Betty C. Ware

grant, bargain, sell and convey unto the said J. Curry Smith, Jr. and Wife do | Mary G. Smith

as joint tenants, with right of survivorship, the following described real estate, situated in

County, Alabama, to-wit: Shelby

A tract of land located in the South Half of the Southwest Quarter of Section 33, Township 20 South, Range 2 West, and the North Half of the Northwest Quarter of Section 4, Township 21 South, Range 2 West; All in Shelby County, Alabama, more particularly described as follows:

Commence at the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 4, Township 21 South, Range 2 West, thence westerly along the north line of said Quarter-Quarter Section 192.63 feet to the point of beginning of tract of land herein described, that he bound right northwesterly 151.95 feet, thence 70005' right inortheasterly 1403.98 feet, thence 109055' right southeasterly 66ccallet thence 70005' right southwesterly 1403.98 feet, thence 109°55' mighthwesterly 508.05 feet to the point of beginning.

\$16,450.00 of the purchase price recited above was paid from a mortgage loan filed simultaneously herewith.

3335 TO HAVE AND TO HOLD Unto the said J. Curry Smith, Jr. and wife Mary G. 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.

do, for ourselves and for heirs, executor's and administrators, covenant with the said grantees, their heirs and assigns, that lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that we have a good right to sell and convey the same as aforesaid; that we will, and 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 her		hand5 and seal,5	•
this 15 day of October	1981.	•	
WITNESSES:	Thon	us // lune-	(Seal.)
	Jan.	C. Spare	(Seal.)
		i Mills	(Seal.)
Q. Cure Smith Ja	1 mi	e 20 20/20	?(Seal.)

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