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(Name) Mr. Basil R. Smith  
409 North Hwy. 47  
 (Address) Columbiana, Alabama 35051

This instrument was prepared by

(Name) ✓ Mike Atchison, Attorney at Law(Address) P.O. Box 822, Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Sixteen Thousand and 00/100 (\$16,000.00) ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Marie F. Atchison and Husband Jack T. Atchison, Jefferson D. Falkner, Sr. and wife, Lorene J. Falkner

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

Basil R. Smith and Valera Smith

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

Shelby

County, Alabama to-wit:

Lots No. 11 and 12, in Block No. 4 according to J.W. Johnston's Addition to the Town of Columbiana, Alabama, as shown by Survey and Map of said Addition and made and certified by J.D. Moor, A Civil Engineer, and dated July 18th, 1924, as shown of record in the Probate Office of Shelby County, Alabama, and which said lots are more accurately described by a Survey made by Harold J. Lewis, a registered Surveyor, to wit:

Commencing at the Northwest corner of Section 25, Township 21 South, Range 1 West, and run thence East along said Section line, a distance of 645 feet to an iron pin marking the Southwest corner of the J.B. Turner residence lot; run thence South 7 degrees and 20 minutes East, a distance of 426.2 feet to a point on the curb at the Northwest corner of the intersection of Thompson and Center Streets; run thence South 13 degrees and 47 minutes East, a distance of 337.5 feet to a point on the East curb of Thompson street at the Northwest corner of the present Public School Lot; run thence North 73 degrees and 14 minutes East, a distance of 507 feet to the Southwest corner of Lot No. 12 in Block No. 4 of said Johnston's Addition and at the intersection of an old ditch and a fence line for the point of beginning of the lot or tract herein described and conveyed; Continuing thence North 73 degrees and 14 minutes East a distance of 16 feet, to the Southeast corner of Lot No. 12 in Block No. 4 of said Johnston's Addition; run thence North 49 degrees and 30 minutes East a distance of 140 feet to a point on the East line of Lot 11 in Block No. 4 of Johnston's Addition; run thence North 46 feet to the Northeast corner of said Lot No. 11 in Block No. 4; run thence West 140 feet to the Northwest corner of said Lot No. 11; run thence South along a fence, a distance of 100 feet to the point of beginning at the Southwest Corner of said Lot No. 12 in Block No. 4, being part of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 25, Tp. 21 South, 1 West.

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 28thday of June, 1983Marie F. Atchison

(Seal)

Jefferson D. Falkner, Sr. (Seal)

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RETURN TO

TO

**WARRANTY DEED**  
JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR

THIS FORM FROM  
**LAWYERS TITLE INSURANCE**  
Title Insurance  
BIRMINGHAM, ALA.

OFFICE 218

21.00

1.00

4.00

Tax 16.00

Jud

Red

Good

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
DEED WAS FILED  
1983 JUN 28 PM 1:24  
JUDGE OF PROBATE

Notary Public

*Clayton T. Watson*