

SEND TAX NOTICE TO:

(Name) Joseph C. Bailey, Jr.  
Route 1, Box 832-G  
(Address) Leeds, Alabama 35094

This instrument was prepared by

368

630.00

(Name) Joseph C. Bailey, Jr.  
Route 1, Box 832-G  
(Address) Leeds, Alabama 35094

Form 1-1-5 Rev. 5/82

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

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Dollars and other valuable considerations

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
S. W. SMYER, JR. AND WIFE ASTRID M. SMYER

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

JOSEPH C. BAILEY, JR. and ANNE P. BAILEY

(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 southeast corner of Lot 23 according to map and survey of Mountain View Lake Company, Second Sector, as recorded in Map Book 3, Page 150, in the office of the Judge of Probate of Shelby County, Alabama, thence southwesterly along a projection of the southeast boundary of said Lot 23 a distance of six (6) feet, more or less, to a point on the northwesterly edge of the main access road around the lake; thence southwesterly along said road edge a distance of one hundred sixty (160) feet, more or less, to a point lying fifteen (15) feet southwesterly of the south boundary of a private road recently constructed by Grantees herein; thence in a northwesterly direction a distance of one hundred sixty-six (166) feet, more or less, to the southwest corner of said Lot 23; thence southeasterly along the south line of said Lot 23 a distance of 265.29 feet, more or less, to the point of beginning, containing approximately 0.31 of an acre, minerals and mining rights excepted.

This conveyance is made subject to the following limitation which shall be binding upon the Grantees, their heirs and assigns for a period of 25 years from the date hereof:

No improvement or structure (except road and fence) may be erected upon the real estate herein conveyed and Grantees, their heirs and assigns, agree to include the real estate herein conveyed in any conveyance of Lot 22, according to the survey of Mountain View Lake Company, Second Sector.

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 6<sup>TH</sup>

day of September, 19 83.

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

DEED WAS FILED (Seal)

1983 SEP -9 PM 2:31 (Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON

JUDGE OF PROBATE

COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that S. W. Smyer, Jr. + WIFE ASTRID M. SMYER 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 6<sup>TH</sup> day of September, A.D., 19 83

My Commission Expires August 15, 1987 Notary Public.

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