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(Name) Wayne B. Smith
(Address) 2301 Lakeside Drive
Birmingham, Alabama, 35244

This instrument was prepared by

(Name) Dale Corley, Attorney
2100 16th Avenue So.
(Address) Birmingham, Alabama 35205

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TEN THOUSAND NINE HUNDRED AND NO/100 (\$110,900.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Steve P. Bussell and wife, Sally Ann Bussell

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

Wayne B. Smith and wife, Pauline M. 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:

Lot 5, according to the survey of INDIAN VALLEY LAKE ESTATES,

1st Sector, as recorded in Map Book 5, Page 130, in the Probate

Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$ 88,700.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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 30th

day of January, 19 84

WITNESS:

STATE OF ALA. SHELBY CO.

NOTARY PUBLIC

(Seal)

Steve P. Bussell

(Seal)

Sally Ann Bussell

(Seal)

STATE OF ALABAMA

COUNTY

I, the undersigned

a Notary Public in and for said County, in said State,

hereby certify that Steve P. Bussell and wife, Sally Ann Bussell

whose name s are 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

30th

day of January

A.D. 19 84

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Deed TAX 22.50
Dec 1.50
Trust 1.00
25.00
1984 FEB -7 AM 10:27
LW 1179 443-108