

(Name) _____

This instrument was prepared by

(Address) _____

(Name) Mike T. Atchison, Attorney at Law

(Address) Post Office Box 822, Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYER'S TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eight Thousand, Five Hundred and no/100= DOLLARS and the execution of the purchase money mortgage recorded simultaneously herewith to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Hobart W. Smith and wife, Elizabeth O. Smith

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

Tom Owen and Linda Owen

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

Shelby County, Alabama to-wit:

LEGAL DESCRIPTION:

A tract of land situated in the Northwest Quarter of the Northeast Quarter of Section 5, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the Northwest Quarter of the Northeast Quarter of Section 5, Township 20 South, Range 1 East, Shelby County, Alabama, and run in a Northerly direction along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 238.85 feet to a point; thence turn an interior angle of 136 deg. 47' and run to the right in a Northeasterly direction a distance of 17.98 feet to a point; thence turn an interior angle of 132 deg. 33' and run to the right in an Easterly direction a distance of 1027.32 feet to a point on the Southwest right-of-way line of a county road; thence turn an interior angle of 106 deg. 10' and run to the right in a Southeasterly direction along the Southwest right-of-way line of said county road a distance of 258.01 feet to a point on the South line of the Northwest Quarter of the Northeast Quarter; thence turn an interior angle of 74 deg. 03' 30" and run to the right in a Westerly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 1108.53 feet to the point of beginning.

Situated in Shelby County, Alabama.

Subject to taxes for 1984 and subsequent years.

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

day of 24, Feb. 1984

WITNESS:

Deed Tax 8.50
Dee 1.50
Ind 1.00
11.00
1984 MAR -1 PM 12:50
JUDGE OF PROBATE

Hobart W. Smith (Seal)
Hobart W. Smith

Elizabeth O. Smith (Seal)
Elizabeth O. Smith

STATE OF MARYLAND

PRINCE GEORGES

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Hobart W. Smith and wife, Elizabeth O. Smith whose name s 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 24TH day of FEBRUARY A. D., 19 84.

Living E. Nichols
MY COMMISSION EXPIRES 7-1-86 Notary Public.