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

This instrument was prepared by

(Name) Mike T. Atchison, Attorney  
Post Office Box 822  
 (Address) Columbiana, Alabama 35051

Form 115 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 Eleven Thousand, Five Hundred and no/100 DOLLARS  
 and the assumption of the mortgage recited below  
 to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Jimmy Lee Gurganus and wife, Deborah B. Gurganus

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

Basil R. Smith and Valera W. 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:

Commence at the N. W. corner of the NE 1/4 of NW 1/4 of Section 26, Township 21 South, Range 1 West; thence run South 1 deg. 51 min. East a distance of 447.00 feet to an iron pin on the South right of way line of the Southern Railroad and the N. E. corner of Columbiana Homes, Inc. Housing Project; thence continue South 1 deg. 51 min. East a distance of 791.19 feet to a point on the South right of way line of Alabama Highway #70; thence turn an angle of 99 deg. 12 min. to the left and run along South right of way line of said Highway #70 a distance of 89.76 feet to the point of beginning; thence continue in the same direction along the South right of way line of said Alabama Highway #70 a distance of 100.00 feet; thence turn an angle of 93 deg. 05 min. to the right and run a distance of 200.00 feet; thence turn an angle of 86 deg. 55 min. to the right and run a distance of 100.00 feet; thence turn an angle of 93 deg. 05 min. to the right and run a distance of 200.00 feet to the point of beginning.

Situated in Shelby County, Alabama.

According to the survey of Lewis H. King, Jr., Reg. No. 12487, dated March 27, 1984.

The grantees hereby assume that certain mortgage from Jimmy Lee Gurganus and wife, Deborah B. Gurganus, to Cynthia Etress and Faye B. Etress, dated October 1979, and recorded in Mortgage Book 399, Page 893, in Probate Office.

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 March, 19 84.

WITNESS:

STATE OF ALA. SHELBY CO.  
 I CERTIFY THIS  
 INSTRUMENT WAS FILED

(Seal)

1984 APR -2 PM 2:19

(Seal)

JUDGE OF PROBATE

(Seal)

STATE OF ALABAMA }  
 SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,  
 hereby certify that Jimmy Lee Gurganus and wife, Deborah B. Gurganus  
 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.

Mike T. Atchison 30th day of March, A.D. 19 84.  
 Given under my hand and official seal this Mike T. Atchison Notary Public.

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