

This instrument was prepared by

551

(Name) ✓ Coy M. Cooper of Holt & Cooper  
529 Frank Nelson Building  
(Address) Birmingham, Alabama 35203

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY

That in consideration of One and 00/100 (\$1.00)----- DOLLARS  
and the execution of a purchase money mortgage in the amount of \$166,700.00  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
COY M. COOPER, as Trustee under the Deed of Trust as recorded in the Probate Office of  
Shelby County, Alabama, in Volume 226, page 473,  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
FRANKLIN DEAN SMITH and wife, DIANE 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:

A portion of land situated in the SE $\frac{1}{4}$  of Section 11, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows: Begin at the NW corner of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 11, Township 20 South, Range 3 West; thence run north along the west line of said  $\frac{1}{4}$   $\frac{1}{4}$  section a distance of 123.87 feet; thence turn right 91 degrees 17' 16" and run east a distance of 1790.68 feet to the southwesterly right of way line of Bearden Road; thence turn right 58 degrees 12' 05" and run southeasterly along said right of way line a distance of 699.44 feet; thence turn right 123 degrees 43' 35" and run westerly a distance of 1631.80 feet; thence turn left 89 degrees 44' and run southerly a distance of 914.97 feet to the south line of said section 11; thence turn right 88 degrees 46' and run west along said south line of said Section 11 a distance of 460.95 feet to the SW corner of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of said Section 11; thence turn right 87 degrees 45' 04" and run north along the west line of said SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  a measured distance of 1321.58 feet to the point of beginning.

LESS AND EXCEPT THE FOLLOWING: A part of NE $\frac{1}{4}$  of SE $\frac{1}{4}$  and Part of SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 11, Township 20, Range 3 West Shelby County, Alabama. More particularly described as follows: Commence at the SW corner of NE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 11, Township 20, Range 3 W Shelby County, Alabama; thence North along West line for 128.80' thence right 91° 11' 01" and Easterly 357.89' to the point of beginning; thence continue for 110' to the Southwesterly Right of Way of Bearden Road; thence Right 58° 12' 05" and Southeasterly along right of way 699.44' thence right 123° 43' 35" and Westerly for 498.35'; thence right 90° 00' and Northerly for 578.02' to the point of beginning. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. (CONTINUED ON REVERSE)

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, I have hereunto set my hand(s) and seal(s), this 11<sup>th</sup> day of July, 19 84

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Coy M. Cooper (Seal)  
COY M. COOPER, as Trustee under the Deed  
of Trust as recorded in the Probate (Seal)  
Office of Shelby County, Alabama, in  
Volume 226, page 473. (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Coy M. Cooper, as Trustee,  
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me  
on this day, that, being informed of the contents of the conveyance he, as Trustee, executed the same voluntarily  
on the day the same bears date

Given under my hand and official seal this 11 day of July A. D., 19 84



Josephine A. Spencer  
Notary Public.

CONTINUED FROM FRONT SIDE OF THIS INSTRUMENT

This conveyance is made subject to the following:

1. Ad valorem taxes due October 1, 1984.
2. Right of way to Shelby County, as recorded in Volume 253, page 536, and Volume 253, page 540 in the Probate Office of Shelby County, Alabama.
3. Right of way to Alabama Power Company as recorded in Lis Pendens Volume 6, page 220 in the said Probate Office.
4. Coal, oil, gas, and other mineral interest in, to or under the land herein described are not insured.

Return to: HOLT & COOPER  
COY M. COOPER, as Trustee under the  
Deed of Trust as recorded in the Probate  
Office of Shelby County, Alabama, in  
Volume 226, page 473.

TO

FRANKLIN DEAN SMITH and wife,  
DIANE W. SMITH

**WARRANTY DEED**  
**JOINT TENANTS WITH**  
**RIGHT OF SURVIVORSHIP**

STATE OF ALA. SHELBY CO. 62  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1984 JUL 13 PM 12:12  
JUDGE OF PROBATE  
Deed TAX. \$6  
Recd 5.00  
Ind 1.00  
6.50  
Recording Fee \$  
Deed Tax \$

THIS FORM FROM  
**LAND TITLE COMPANY OF ALABAMA**  
317 NORTH 20th STREET  
BIRMINGHAM, ALABAMA 35203

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