

This instrument was prepared by

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ATTORNEY AT LAW  
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HOMEWOOD, ALABAMA 35226

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

STATE OF ALABAMA

Jefferson COUNTY KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Ninety-six thousand five hundred and no/100 (96,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Annelle G. Smith and husband, Jack W. Smith

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

Marvin P. Landry, II and Stephanie Toomer Landry

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

Jefferson County, Alabama to-wit:

Lot 26, in Block 6, according to the Map and Survey of First Sector, Birch Tree Estates, as recorded in Map Book 16, Page 54, in the Probate Office of Jefferson County, Alabama, Bessemer Division.

Minerals and mining rights excepted.

Subject to taxes for 1984.

Subject to easements, building lines and right of ways of record.

\$ 55,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Annelle G. Smith is one and the same person as Annelle G. Bradford, grantee in deed recorded in Real Vol. 421, page 180.

BOOK 357 PAGE 645

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 23rd day of July, 19 84

WITNESS: STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
452-952  
1984 JUL 26 AM 11:25  
F. Roman A. Shaver, Jr. (Seal) Judge of Probate  
Annelle G. Smith (Seal) 4150  
Jack W. Smith (Seal) 250  
4500

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Annelle G. Smith and husband, Jack W. Smith 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 23rd day of July A. D., 19 84

Larry L. Halcomb Notary Public

My Commission Expires 1/23/86