

SEND TAX NOTICE TO:

(Name) Paul B. Smith, III

(Address) Rt. #1, Box 298
Calera, AL 35040

This instrument was prepared by

1015-

(Name) James O. Standridge

(Address) P. O. Box 562, Montevallo, AL 35115

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

\$00.00

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One-Dollar (\$1.00) ----- DOLLARS

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

PAUL B. SMITH, JR. and wife, LOUISE W. SMITH,

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

PAUL B. SMITH, III and wife, PATRICIA L. 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 Southeast corner of the North half of Fractional "B" of Section 12, Township 24 North, Range 12 East, in Shelby County, Alabama; thence run North 73 degrees 00 minutes West a distance of 874.3 feet to the point of beginning; thence continue North 73 degrees 00 minutes West along the fractional section line a distance of 692 feet to the Southwest corner of said fractional section; thence run North 2 degrees 30 minutes West a distance of 600 feet to a point; thence run South 69 degrees 30 minutes East a distance of 916 feet to a point; thence run South 78 degrees 45 minutes East a distance of 101 feet to a point on the West right-of-way of Shelby County Road #18; thence run South 1 degree 45 minutes East along the West right-of-way of said road a distance of 150 feet to a point; thence run South 86 degrees 00 minutes West a distance of 340 feet to a point; thence run South 14 degrees 00 minutes East a distance of 270.3 feet to the point of beginning.

This land being and lying in the North half of Fractional "B" of Section 12, Township 24 North, Range 12 East in Shelby County, Alabama, and containing 10.0 acres, more or less.

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 26th

day of September, 19 84

WITNESS:

STATE OF ALABAMA
SHELBY CO.
I CERTIFY THIS
INSTRUMENT IS FILED

(Seal)

Paul B. Smith Jr.
PAUL B. SMITH, JR.

(Seal)

Louise W. Smith
LOUISE W. SMITH

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY }

I, _____, a Notary Public in and for said County, do hereby certify that Paul B. Smith, Jr. & wife, Louise W. 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 26th day of September

