

This instrument was prepared by

(Name) Thomas W. H. Buck

(Address) 331 Frank Nelson Building
Birmingham, Alabama 35203



CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred and Sixteen Thousand Five Hundred and
00/100 Dollars (116,500.00)

to the undersigned grantor, J. S. Homes, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

George B. Smith and wife, Margie A. Smith

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

County, Alabama to-wit:

Lot 50, according to the survey of Meadow Brook, Fifth
Sector, First Phase, as recorded in Map Book 8, page 109
in the Probate Office of Shelby County, Alabama.

Easement as shown by recorded map.

Building line as shown by recorded map.

Mineral and mining rights and rights incident thereto
recorded in Volume 354, page 674 in the Probate Office
of Shelby County, Alabama.

Right of way to Alabama Power Company recorded in Volume
349, page 802 in said Probate Office.

Agreement with Alabama Power Company recorded in Misc.
Volume 52, page 193 in said Probate Office.

Restrictions recorded in Misc. Volume 52, page 197, Misc.
Volume 50, page 948, and Misc. Volume 50, page 828 in said
Probate Office.

TO HAVE AND TO HOLD to the said GRANTEEES as joint tenants with right of survivorship. And said GRANTOR does for
itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said pre-
mises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend
the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Steven L. Davis
who is authorized to execute this conveyance, has hereto set its signature and seal, this the _____ day of _____ 19

ATTEST:

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

1984 DEC 14 AM 10:27

Secretary

By Steven L. Davis
J & S HOMES, INC. President

STATE OF ALABAMA
COUNTY OF SHELBY

JUDGE OF PROBATE

Deed tax - 116.50
Rec. - 2.50
Ind. - 1.00
120.00

I, THE UNDERSIGNED STEVEN L. DAVIS a Notary Public in and for said County in said
State, hereby certify that
whose name as President of J & S HOMES, INC.
a corporation, 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 such officer and with full authority, executed the same voluntarily for and as the
act of said corporation,

Given under my hand and official seal, this the 5 day of November 19 84

Thomas W. H. Buck
Notary Public