

1796
SEND TAX NOTICE TO:

(Name) Edward Foster Smith

(Address) RT. 19 Box-210-E
B'HAM - 35244

This instrument was prepared by

(Name) Frank K. Bynum
2100 16th Avenue, South
(Address) Birmingham, AL 35205

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-eight thousand and NO/100-----(\$58,000.00)-----DOLLARS

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

Jill B. Carter and husband, Robert W. Carter

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

Edward Foster Smith and Harriet Ann Barnett-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:

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A part of the SE 1/4 of the SE 1/4 of Section 16, Township 19 South, Range 2 West, and being more particularly described as follows: Commence at the Southeast corner of the SW 1/4 of the SE 1/4 of said Section 16; thence run Westerly along the South line of said 1/4 1/4 a distance of 621.00 feet; thence turn right 115 deg. 14 min. and run Northeasterly a distance of 1010.94 feet; thence turn right 122 deg. 18 min. and run Southeasterly a distance of 298.07 feet; thence turn left 100 deg. 21 min. 50 sec. and run Northeasterly a distance of 188.24 feet to the point of beginning of the property described herein; thence continue along the last named course a distance of 216.08 feet to the Southerly right of way line of a public road; thence turn right 85 deg. 34 min. and run Southeasterly along said right of way a distance of 91.85 feet; thence turn right 86 deg. 21 min. 15 sec. and run Southwesterly a distance of 250.13 feet; thence turn right 109 deg. 00 min. 35 sec. and run Northwesterly a distance of 129.07 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easement, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$44,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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 21st

day of March, 19 86.

WITNESS: STATE OF ALABAMA
NOTARY PUBLIC
1986 APR -1 AM 9:31

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson

COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jill B. Carter and husband, Robert W. Carter

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 21st day of March, A. D., 19 86

Carley, Marcus

Betty J. Hampton

Notary Public.