

SEND TAX NOTICE TO:

(Name) A. Neel Smith & Claire E. Smith

(Address) Rt. 2, Box 255
Montevallo, AL 35115

This instrument was prepared by 1311
(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWENTY-FIVE THOUSAND AND NO/100 (\$25,000.00) DOLLARS

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

Bill G. Henke and wife, Mary Jean Henke

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

A. Neel Smith and wife, Claire E. 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:

Lot 4, according to the survey of Panorama Point, as recorded in Map Book 10, page 19 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Also, an ingress and egress easement is conveyed herewith over and along the private drive leading into said property and subdivision as shown on the recorded plat in Map Book 10, page 19, in the Probate Office of Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

1. Building and use Restrictions for Panaroma Point Subdivision as recorded in Real Book 85, page 554 in the Probate Office of Shelby County, Alabama.
2. Building setback line of 40 feet reserved from Private Drive as shown by plat.
3. Subject to flood rights of Alabama Power Company.
4. Lot 4 withheld pending location of primary and secondary disposal areas out of 50 ft. buffer zone around lake (shown on map of said subdivision.)
5. Any and all mineral and mining rights except those owned by the Grantors.

\$15,000.00 of the purchase price recited above was paid from mortgage loan made 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 29th day of August, 19 86

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1986 OCT 16 AM 11:08
(Seal)

Bill G. Henke (Seal)
Mary Jean Henke (Seal)
Mary Jean Henke (Seal)

STATE OF ALABAMA
SHELBY COUNTY JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for Said County, in said State, hereby certify that Bill G. Henke and wife, Mary Jean Henke whose name s are signed to the foregoing conveyance, and who are on this day, that, being informed of the contents of the conveyance they on the day the same bears date.

Given under my hand and official seal this 29th day of August, A.D. 19 86

Anthony Snab Peggy J. Lutton Public.

BOOK 95 PAGE 772

DEED TAX 10.00
REC 2.80
JUD 1.00
13.80