

(Name) Grantees

This instrument was prepared by

DOUGLAS, ROGERS  
ATTORNEY AT LAW

(Name)

1920 MAYFAIR DRIVE

(Address)

BIRMINGHAM, AL 35209

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 Five Thousand Eight Hundred Fifty Seven and no/100---- DOLLARS  
and assumption of the below mentioned mortgageto the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Donald Robert Smith and wife Mary Beth Smith

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

Gordon L. Smith and Irene C. 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:

SEE REVERSE HEREOF FOR LEGAL DESCRIPTION

BOOK 99 PAGE 664

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 OUT hand(s) and seal(s), this 31

day of October, 19 86

WITNESS:

(Seal)

Donald Robert Smith  
DONALD ROBERT SMITH

(Seal)

(Seal)

Mary Beth Smith  
MARY BETH SMITH

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald Robert Smith and Mary Beth 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 31 day of October, A. D., 19 86J. Douglas Rogers

A parcel of land situated in the Northwest quarter of the Northwest quarter of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northwest corner of said Section 2, Township 21 South, Range 3 West; thence run South along West line of Section 2, a distance of 362.40 feet; thence turn an angle of 83 degrees 13 minutes to the left and run a distance of 646.27 feet; thence turn an angle of 81 degrees 51 minutes to the left and run a distance of 117.85 feet to The Point of Beginning; thence turn an angle of 9 degrees 16 minutes to the left and run a distance of 80.89 feet; thence turn an angle of 90 degrees 11 minutes to the left and run a distance of 145.00 feet; thence turn an angle of 89 degrees 49 minutes to the left and run a distance of 75.00 feet; thence turn an angle of 2 degrees 15 minutes to the right and run a distance of 5.00 feet; thence turn an angle of 89 degrees 52 minutes to the left and run a distance of 144.38 feet to The Point of Beginning.

Situated in Shelby County, Alabama.

Subject to restrictions, easements, rights-of-way and building lines of record.

Subject to taxes for 1987.

Subject to that certain mortgage from Donald R. Smith and Mary Beth Smith to Molton, Allen and Williams, Ltd., recorded at Book 78, Page 666 and rerecorded at Book 83, page 725 in the Probate Office of Shelby County, Alabama, which Grantees herein assume and agree to pay according to its terms and Grantors warrant an outstanding balance not exceeding \$50,268.13

BOOK 99 PAGE 665

STATE OF ALABAMA  
SHELBY CO.  
I HEREBY FILED  
INSTRUMENT

1986 NOV 12 PM 12:09

*Thomas H. Henderson, Jr.*  
JUDGE PROBATE

1. Deed Tax	\$ 6.00
2. Mtg. Tax	—
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	12.00

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