

SEND TAX NOTICE TO:

(Name) Grantees

(Address) 641 11th Street NW  
Alabaster, AL 35007

This instrument was prepared by

DOUGLAS ROGERS

(Name) ATTORNEY AT LAW

17920 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 Twenty Thousand Four Hundred Seventy Five and no/100-- DOLLARS

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

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Vernon Gregory Smith and Denise Beavers 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

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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, I have hereunto set my hand(s) and seal(s), this 16th  
day of September, 19 87.

DOGWOOD FOREST JOINT VENTURE

WITNESS:

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

David F. Byers (Seal)  
By: David F. Byers, its general  
partner (Seal)

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

COUNTY }

I, \_\_\_\_\_, a Notary Public in and for said County, in said State,  
hereby certify that \_\_\_\_\_  
whose name \_\_\_\_\_ signed to the foregoing conveyance, and who \_\_\_\_\_ known to me, acknowledged before me  
on this day, that, being informed of the contents of the conveyance \_\_\_\_\_ executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_ A. D., 19 \_\_\_\_\_

Notary Public.

Commence at the Southwest corner of the SW 1/4 of the SE 1/4 of Section 13, Township 21 South, Range 3 West; thence run Northerly along the West line of said 1/4 1/4 for a distance of 992.65 feet; thence turn an angle to the right of 131 deg. 39 min. 38 sec. for a distance of 507.30 feet; thence turn an angle to the left of 16 deg. 03 min. 18 sec. for a distance of 330.01 feet; thence turn an angle to the right of 53 deg. 31 min. 20 sec. for a distance of 22.11 feet to the point of beginning; thence turn an angle to the right of 31 deg. 01 min. 38 sec. for a distance of 481.65 feet to the right of way of a public road, said point also being the point of beginning of a curve to the right having a central angle of 28 deg. 17 min. 13 sec. and a radius of 280 feet; thence run along arc of said curve for a distance of 138.23 feet to the end of said curve; thence continue along said right of way for a distance of 115.08 feet to the point of beginning of a curve to the left having a central angle of 100 deg. 17 min. 13 sec. and a radius of 280 feet; thence run along arc of said curve for a distance of 43.76 feet to the end of said curve; thence continue along said right of way for a distance of 92.52 feet to the point of beginning of a curve to the right having a central angle of 17 deg. 03 min. 31 sec. and a radius of 720.01 feet; thence run along arc of said curve for a distance of 214.36 feet; thence turn an angle to the left of 81 deg. 28 min. 14 sec. as measured from the chord for a distance of 480.91 feet to the point of beginning; being situated in Shelby County, Alabama. Being in the S 1/2 of SE 1/2 of Section 13, Township 21 South, Range 3 West, Shelby County, Alabama. Mineral and mining rights excepted.

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

Subject to taxes for 1987.

\$11,975.00 of the above consideration was paid from a mortgage closed simultaneously herewith.

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, for the State of Alabama at Large, hereby certify that David F. Byers whose name as as general partner of Dogwood Forest Joint Venture, 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 said conveyance, he as such general partner and with full authority, executed the same voluntarily for and as the act of said Joint Venture, as aforesaid.

Given under my hand this 16th day of September, 1987.

*J. Douglas Rogers*  
Notary Public, State at Large  
My commission expires: 9/7/91

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

1987 SEP 25 AM 11:10

*Thomas A. Shaveling*  
JUDGE OF PROBATE

1. Deed	8.50
2. Fee	
3. Recording	5.00
4. Indexing Fee	1.00
TOTAL	14.50