

This instrument was prepared by

(Name) Jones & Waldrop 182-87  
1009 Montgomery Highway  
(Address) Birmingham, Al. 35216

Send Tax Notice To: George F. Agerton, III  
name  
6534 Quail Run Dr.  
address Helena, Al. 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred forty-five thousand two hundred and no/100 DOLLARS  
(\$145,200.00)

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

Eric H. Smith and his wife Lisa J. Smith

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

George Franklin Agerton, III and Susan E. Quinlan

(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 24-A, according to the survey of Quail Run, as recorded in Map Book 7, page 22 in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

\$116,100 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

1. Deed Tax \$ 29.50  
2. Mtg. Tax         
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 33.00

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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, we have hereunto set our hand(s) and seal(s), this 28

day of September, 1987.

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT TO BE TRUE (Seal)

1987 OCT -1 AM 10:26 (Seal)

(Seal)

STATE OF ALABAMA JUDGE OF PROBATE  
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eric H. Smith and his wife Lisa J. Smith whose name s 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of September A. D., 1987