

This instrument was prepared by

(Name) J. Michael Joiner

(Address) P.O. Box 1012, Alabaster, AL 35007

Send Tax Notice To: James Bert Smith

name

5474 Dover Cliff Circle, B'ham,
address Alabama 35243

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTY

That in consideration of Thirteen Thousand and no/100, (\$13,000.00) DOLLARS

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

James L. King, a married man

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

James Bert Smith, Jr. a married man

(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 5, according to the Map and Survey of King's Meadow Subdivision, Second Sector, as recorded in Map Book 9, Page 168, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

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

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 15th day of January, 19 88.

WITNESS:

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

88 JAN 19 AM 9:44

STATE OF ALABAMA

Thomas A. Snowden Jr.
JUDGE OF PROBATE

SHELBY COUNTY

General Acknowledgment

1. Deed Tax 13.00 (Seal)

2. Mtg. Tax _____ (Seal)

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL 16.50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James L. King whose name 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 the conveyance that he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of January A. D., 19 88.

Delma G. Riffe

Notary Public.