

Send Tax Notice To:
David F. Smith
3109 Harwick Drive
Birmingham, AL 35210

This Instrument Was Prepared By:

1187

Frank K. Bynum, Esquire
2100 SouthBridge Parkway #650
Birmingham, Alabama 35209

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FOURTEEN THOUSAND AND NO/100 DOLLARS (\$114,000.00) to the undersigned grantor, LEGACY DEVELOPMENT CORPORATION, a corporation, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, said GRANTOR does by these presents, grant, bargain, sell and convey unto DAVID F. SMITH AND SANDRA GREEN SMITH (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 23, according to the map and survey of Altadena Woods, 3rd Sector, as recorded in map Book 11, Page 7, in the Probate Office of Shelby County, Alabama.

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

\$102,600.00 of the purchase price recited above was paid from a mortgage loan closed 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 said Grantor does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, LEGACY DEVELOPMENT CORPORATION, a corporatin, the said GRANTOR, by its President, DAVID WM. SOHN, who is authorized to execute this conveyance, has hereto set its signature and seal, this 13th day of July, 1988.

LEGACY DEVELOPMENT CORPORATION

By: David W. Sohn Pres
David Wm. Sohn, President

Corley

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that DAVID WM. SOHN, whose name as President of LEGACY DEVELOPMENT CORPORATION, a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 13th day of July, 1988.

Franklin Byrd
Notary Public

My Commission Expires: 11/20/88

smith3

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STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JUL 19 PM 2:54

Thomas W. ...
JUDGE OF PROBATE

1. Doc Tax	\$ 11.50
2. Mig. Tax	—
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	17.50

11.50
6.00
153.90
16.00
187.40