

SEND TAX NOTICE TO:

(Name) Albert C. Smith

(Address) Route 1, Box 627

Maylene, AL 35114

This instrument was prepared by

1754

(Name) Everett A. McKnight, Jr.

1951 Hoover Court

(Address) Birmingham, AL 35226

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

500.00

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of (\$1.00) ONE AND NO/100 DOLLARS

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

Albert C. Smith and wife, Margaret A. Smith

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

Albert C. Smith and wife, Margaret A. 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:

A parcel of land containing 1.2 acres, more or less, in SE $\frac{1}{2}$ of the SE $\frac{1}{2}$ of Section 5, Township 21 South, Range 4 West, Shelby County, Alabama; described as follows: Commence at the Northeast corner of said $\frac{1}{2}$ - $\frac{1}{2}$ section; Thence run South 00 degrees 00 minutes East a distance of 527.49 feet to the northwesterly right-of-way of Shelby County Hwy. #13; Thence run South 62 degrees 25 minutes 31 seconds West along said highway a distance of 37.04 feet to the point of beginning; Thence continue last course a distance of 285.46 feet; Thence run North 00 degrees 53 minutes 53 seconds West a distance of 200.0 feet; Thence run North 62 degrees 25 minutes 31 seconds East a distance of 289.0 feet; Thence run South 03 degrees 00 minutes 55 seconds East a distance of 195.73 feet to the point of beginning.

BOOK 206 PAGE 138

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 26th

day of September, 19 88.

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

88 SEP 26 PM 2:41

Need tax 50
250
1.00
400

Albert C. Smith (Seal)
Margaret A. Smith (Seal)

James P. Shouder, Jr.
JUDGE OF PROBATE (Seal)

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Albert C. Smith and Margaret A. 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of September, A. D. 19 88.

Everett A. McKnight, Jr.
Notary Public
My Commission Expires July 27, 1992