

SEND TAX NOTICE TO:

(Name) Walter G. Smith & Hazel Smith

(Address) RE 1 Box 1144

Shelby AP 35143

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

¹²³⁰ KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND NO/100 (\$1.00) AND OTHER GOOD AND VALUABLE DOLLARS
CONSIDERATIONS

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

Bertie Smith, widow of Felix Smith

500.00

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

Walter G. Smith and wife, Hazel Smith

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, my undivided interest in and to
the following described real estate situated in

Shelby

County, Alabama to-wit:

One house and lot near the Town of Shelby, in Shelby County, Alabama, and bordering on the public road leading in a Westerly direction from the Town of Shelby to Calera, Alabama, and more particularly described as follows: Beginning at a stake or point at the Southeast corner of the Northeast Quarter of the Southwest Quarter of Section 14, Township 22, Range 1 West, and running North 229 feet; run thence West 180.5 feet; run thence Southwest 188 feet parallel with the public road leading from the Town of Shelby to Calera, Alabama; run thence South 250 feet; run then East 268 feet to the point of beginning and containing one and one-half acres, more or less.

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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 18th

day of November, 19 88

WITNESSES: 1.50

2. Mil. Tax

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL

4.00

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 NOV 18 PM 12:33

JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Bertie Smith, widow of Felix Smith

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 she executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 18th day of November, A. D., 19 88

Conrad M. Foster Jr.

Notary Public.