

From [redacted] [redacted]  
2100 [redacted] Parkway #650  
Birmingham, Alabama 35209

Richard E. McFalls

78/ [redacted]

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TWENTY THOUSAND & 00/100 (\$20,000.00) to the undersigned grantors J. Curry Smith and wife, Mary G. Smith in hand paid by Richard E. McFalls and Terry C. McFalls, the receipt whereof is acknowledged, we, J. Curry Smith and wife, Mary G. Smith (herein referred to as Grantors) grant, bargain, sell and convey unto Richard E. McFalls and Terry C. McFalls (herein referred to as Grantees), as joint tenants, with right of survivorship, the following real estate, situated in Shelby County, Alabama, to wit:

A parcel of land in the North 1/2 of the Southwest 1/4, Section 32, Township 20 South, Range 2 West, Shelby County, Alabama, described thusly: From the SW corner of the NE 1/4-SW 1/4, Section 32, run a magnetic bearing tie line of North 44 degrees 52 minutes 10 seconds E 266.6 feet to the beginning point of subject lot; from said point continue said course 133.4 feet; thence run North 60 degrees 17 minutes 30 seconds W 335.29 feet to the east line of the NW 1/4-SW 1/4; thence run north along said 1/4-1/4 line 990 feet, more or less, to the NE corner of said 1/4-1/4 section; run thence west along the North 1/4-1/4 line 1330 feet, more or less, to the NW corner thereof; thence run South along the west line of said 1/4-1/4 section (also the Sec. line) 85 feet; thence run southeasterly 1825 feet, more or less, back to the beginning point, containing 15.4 acres, more or less.

Subject to existing easements, restrictions, building 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 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that we are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and by 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.

✓  
*Carley, Moncur*

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IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 27th day  
of April, 1989.

J. Curry Smith  
J. Curry Smith  
Mary G. Smith  
Mary G. Smith

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STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for the said County, in said  
State, hereby certify that J. Curry Smith and wife, Mary G. Smith whose names are  
signed to the foregoing conveyance, and who are known to me, acknowledge before me on  
this day, that, being informed of the contents of the conveyance they executed the  
same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of April, 1989.

Henry Leroy Schenert  
NOTARY PUBLIC

My Commission Expires: 2-20-1991

1. Docu Tax \$ 20.00  
2. Mig. Tax  
3. Recording Fee 5.00  
4. Indexing Fee 2.00  
TOTAL 27.00

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

89 MAY 10 AM 11:48

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

20.50  
5.00  
2.00  
27.50