

This instrument was prepared by
(Name) ANTHONY D. SNABLE, ATTORNEY
(Address) 2700 HIGHWAY 280 SOUTH, SUITE 101
BIRMINGHAM, ALABAMA 35223

Send Tax Notice To: JAMES E. WALL
name 2531 COMANCHE DRIVE
BIRMINGHAM, ALABAMA 35244
address

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY

That in consideration of TWENTY FOUR THOUSAND SEVEN HUNDRED ONE AND 37/100 DOLLARS (\$24,701.37) AND THE ASSUMPTION OF A MORTGAGE IN THE AMOUNT OF \$58,798.63 AS SET OUT BELOW to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, HOWARD ALLEN SMITH, AN UNMARRIED MAN

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

JAMES E. WALL AND SHARON T. WALL

(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 7, ACCORDING TO THE SURVEY OF INDIAN VALLEY SUBDIVISION, THIRD SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 97, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO AD VALOREM TAXES FOR THE CURRENT TAX YEAR.
SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.
MINERAL AND MINING RIGHTS EXCEPTED.

\$ 11,100.00 OF THE PURCHASE PRICE RECITED ABOVE WAS PAID BY A 2ND MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

ASSUMPTION OF THAT CERTAIN MORTGAGE DATED OCTOBER 27, 1978 EXECUTED BY RAY E. DENT AND HIS WIFE, DONNA W. DENT TO REAL ESTATE FINANCING IN THE AMOUNT OF \$58,798.63 FILED FOR RECORD OCTOBER 28, 1978 AND RECORDED IN BOOK 384, PAGE 640 AND RE-RECORDED IN MISC. BOOK 28, PAGE 196 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BOOK 238 PAGE 794

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 3RD day of MAY, 19 89

WITNESS: STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED 89 MAY 16 PM 3:44 (Seal)
Thomas A. [Signature] Jr. (Seal)
JUDGE OF PROBATE (Seal)

Howard Allen Smith (Seal)
HOWARD ALLEN SMITH
1. Bond Tax \$ 14.00 (Seal)
2. Mtg Tax (Seal)
3. Recording Fee 2.50
4. Indexing Fee 2.00
TOTAL 18.50

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that HOWARD ALLEN SMITH, AN UNMARRIED MAN 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 HE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3RD day of MAY A. D., 19 89

Return to:
Anthony D. Snable, Attorney
2700 Highway 280 South, Suite 101
Birmingham, Alabama 35223

[Signature]
Anthony D. Snable
My commission expires: 10/21/91
Notary Public.