

1526
SEND TAX NOTICE TO:

(Name) James D. Smith, Jr.
4505 Valleydale Road
(Address) Birmingham, Alabama 35242

This instrument was prepared by

(Name) Wm. Randall May
P.O. Box 380275
(Address) Birmingham, Alabama 35238

Form 1-1-3 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fifty Five Thousand Dollars and 00/100 (\$155,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
J. Robert Collins and wife, Sara G. Collins

(herein referred to as grantors) do grant, bargain, sell and convey unto
James D. Smith, Jr. and wife, Sharon S. 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:

See Attached "Exhibit A".

One Hundred Twenty Five Thousand Dollars and 00/100 (\$125,000.00) of the purchase price
was paid from a mortgage filed simultaneously.

Subject property does not constitute the homestead of the grantees.

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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, we have hereunto set OUR hand(s) and seal(s), this 1st

day of December, 19 90

WITNESS:

(Seal)

(Seal)

(Seal)

J. Robert Collins (Seal)
Sara G. Collins (Seal)

(Seal)

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that J. Robert Collins and wife, Sara G. Collins
whose name s 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 they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 1st

day of December

A. D., 19 90

Notary Public

EXHIBIT A

Commence at the Southwest corner of the Northeast one-quarter Northwest one-quarter of Section 15, Township 19 South, Range 2 West; thence run in an Easterly direction along the South line of the Northeast one-quarter Northwest one-quarter for a distance of 453.44 feet to the Point of Beginning; thence turn an angle to the left of 17 degrees 16 minutes 51 seconds and run in a Northeasterly direction for a distance of 40.82 feet to a point on the Southwest line of Lot 1, Collins Addition to Valleydale as recorded in Map Book 7, page 151 in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the left of 86 degrees 41 minutes 64 seconds and run in a Northwest direction along the Southwest line of Lot 1 for a distance of 212.54 feet to a point on the South right-of-way of Valleydale Road; thence turn an angle to the left of 90 degrees 42 minutes 44 seconds to the tangent of a curve to the left having a central angle of 7 degrees 51 minutes 10 seconds and a radius of 781.30 feet; thence run along the arc of said curve along the South right-of-way of Valleydale Road for a distance of 107.08 feet; thence turn an angle to the left from the tangent if extended to said curve of 90 degrees 40 minutes 08 seconds and run in a Southeast direction for a distance of 32.75 feet; thence turn an angle to the left of 15 degrees 49 minutes 58 seconds and run in a Southeast direction for a distance of 77.80 feet; thence turn an angle to the right of 10 degrees 05 minutes 20 seconds and run in a Southeast direction for a distance of 107.08 feet to the Point of Beginning.

Situated in Shelby County, Alabama.

1. Deed Tax	30.00
2. Mtg. Tax	5.00
3. Recording Fee	5.00
4. Indexing Fee	5.00
5. No Tax Fee	1.00
6. Certified Fee	1.00
Total	39.00

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

90 DEC 28 AM 9:38

Thomas A. Swann, Jr.
JUDGE OF PROBATE