

This instrument was prepared by

Send Tax Notice To: ROBERT LOYE BUCK
name 1312 Applegate Drive
Alabaster, AL. 35007
address

(Name) JAMES A. HOLLIMAN ATTORNEY
3821 Lorna Road, Suite 110
(Address) Birmingham, AL. 35244

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of FIVE THOUSAND FIVE HUNDRED NINETY-SEVEN (\$5,597.00) DOLLARS
AND NO/100 and the assumption of the hereinafter described mortgage loan
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

WILLIAM ROBERT SMITH and wife, CAROLYN T. SMITH

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

ROBERT LOYE BUCK and wife, PATRICIA A. BUCK

(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 Exhibit "A" attached hereto and made a part hereof for the complete
legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Taxes for the year 1991 and subsequent years. (2) Easements,
restrictions, reservations, rights-of-way, limitations, covenants and
conditions of record, if any. (3) Mineral and mining rights. (4) Grantees
herein, as part of the purchase price and consideration for this deed,
assume and agree to pay the indebtedness evidenced by that certain mortgage
made by WILLIAM ROBERT SMITH and wife, MARY M. SMITH to Molton, Allen &
Williams, Ltd., dated February 2, 1987, in the original amount of \$49,793.00,
and recorded in Real Volume 113, Page 480; which said mortgage was assigned
to Molton, Allen & Williams Corporation by instrument in Real Volume 226,
Page 983, and further assigned to The Florida Group, Inc., by instrument in
Real Volume 264, Page 417, in the Probate Office of Shelby County, Alabama.
And for the same consideration Grantees herein hereby assume the obligations
of the said WILLIAM ROBERT SMITH and wife, MARY M. SMITH under the terms of
the instrument and VA Regulations authorizing, creating, and securing the
loan to indemnify VA to the extent of any claim payment arising from the
guaranty or insurance of the indebtedness above mentioned.

WILLIAM ROBERT SMITH, grantor herein, is the surviving grantee of that certain
deed recorded in Real Volume 113, Page 479; the other grantee, Mary M. Smith,
having died on or about the 18th day of May, 1989.
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 25th
day of January, 1991

WITNESS:

(Seal)

(Seal)

(Seal)

William Robert Smith (Seal)
WILLIAM ROBERT SMITH
Carolyn T. Smith (Seal)
CAROLYN T. SMITH

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that WILLIAM ROBERT SMITH and wife, CAROLYN T. SMITH
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 25th day of January, A. D., 1991

My Commission Expires: 8-29-94 John P. Holliman Notary Public

EXHIBIT "A"

Lot 33, according to a Resurvey of Lots 1 through 64, 89 through 104 and A through C of Applegate Manor, as recorded in Map Book 10 page 25, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama; together with all of the rights, privileges, easements and appurtenant ownership interest in and to premises previously conveyed by Applegate Realty, Inc. to the Applegate Townhouse Association, Inc., by deed recorded in Probate Office of Shelby County, Alabama, in Real 065, page 201, and as more fully defined in the Declaration of Covenants, Conditions and Restrictions of Applegate Townhouse recorded in the Probate Office of Shelby County, Alabama, in Real 63 page 634; being situated in Shelby County, Alabama.

BOOK 327 PAGE 130

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

91 JAN 28 AM 11:03

Thomas A. Shanderson, Jr.
JUDGE OF PROBATE

1. Deed Tax	6.00
2. Mfg. Tax	0.00
3. Recording Fee	5.00
4. Indexing Fee	3.00
5. No Tax Fee	0.00
6. Certified Fee	6.00
Total	20.00