

This form furnished by:

**Cahaba Title, Inc.**

Eastern Office

(205)833-1571

FAX 833-1577

Riverchase Office

(205)988-5800

FAX 988-5805

This instrument was prepared by:

(Name) Mason & Fitzpatrick, P.C.  
(Address) 100 Concourse Parkway Suite 350  
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) C. Wayne Smith  
(Address) 1525 Southern Drive,  
Birmingham, AL 35242

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twelve Thousand Nine Hundred and no/100th DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Fred Allen Jones and wife, Melanie Kay Jones (herein referred to as grantors) do grant, bargain, sell and convey unto

C. Wayne Smith and wife, Kelly H. Smith (herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 31, according to the Survey of Oakridge, 2nd Sector, as recorded in Map Book 10, Page 50 A & B in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$107,200.00 of the above-recited purchase price was paid from the mortgage loan closed simultaneously herewith.

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TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set her hand(s) and seal(s), this 1st day of April, 19 91.

WITNESS

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Fred Allen Jones  
Melanie Kay Jones *his attorney in fact*  
Fred Allen Jones, by and through his  
Attorney in Fact, Melanie Kay Jones (Seal)  
Melanie Kay Jones (Seal)  
Melanie Kay Jones

STATE OF ALABAMA

Shelby COUNTY } General Acknowledgment

ADDITIONAL NOTARY ON BACK

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Melanie Kay Jones, a married woman 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 1st day of April, A.D., 19 91

3-5-91

State of Alabama)

County of Shelby)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Melanie Kay Jones, whose name as Attorney in Fact, 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, in her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand this the 1st day of April, 1991.

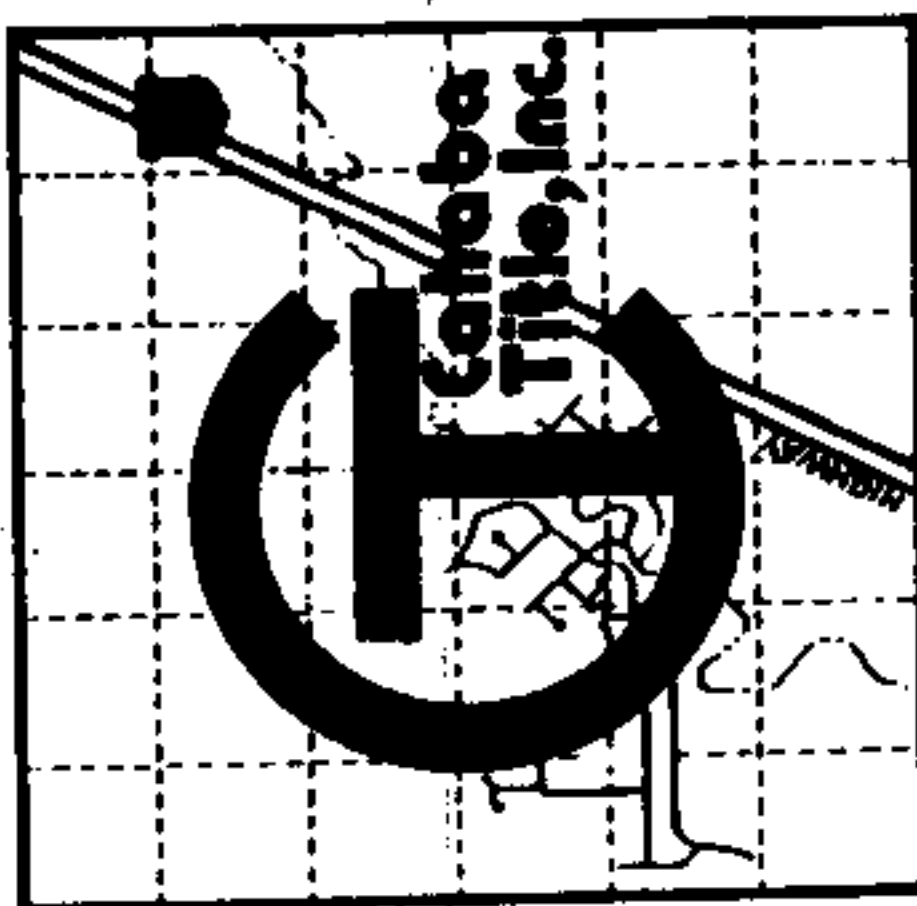
Notary Public

My commission expires: 3-5-95

Return to:

TO

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR



Recording Fee \$

Deed Tax \$

This form furnished by

**Cahaba Title, Inc.**

RIVERCHASE OFFICE  
2068 Valleydale Road  
Birmingham, Alabama 35244  
Phone (205) 988-5600 FAX 988-5905

EASTERN OFFICE  
213 Gadsden Highway, Suite 227  
Birmingham, Alabama 35235  
Phone (205) 833-1571 FAX 833-1577

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

91 APR -8 AM 9:02

JUDGE OF PROBATE

1. Deed Tax	2.60
2. Mfg. Tax	3.40
3. Recording Fee	3.70
4. Indexing	1.00
5. Notary Fee	1.00
6. Conveyance Fee	1.00
Total	15.70