

This instrument was prepared by

(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Homewood, Alabama 35209

1847

Send Tax Notice To: Rodney C. Smith
2506 Elizabeth Drive
Helena, Alabama 35080
address

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety four thousand five hundred and No/100 (94,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Michael S. Podsedly and wife, Judith M. Podsedly

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

Rodney C. Smith and Mary Anne 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:

Lot 14, according to the Map and Survey of Royal Oaks, First Sector, as recorded in Map Book 7, Page 17, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1991.

Subject to restrictions appearing of record in Misc. Book 24, page 699.

Subject to 30 foot building line from the front lot line and a 10 foot utility easement along the rear lot line, as shown on recorded map.

| | | |
|-------|----------|-------|
| 1 | Deed Tax | 5.00 |
| 2 | | |
| 3 | | 2.50 |
| 4 | | 3.00 |
| 5 | | |
| 6 | | 1.00 |
| Total | | 11.50 |

\$89,750.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 24th day of May, 19 91.

WITNESS: STATE OF ALA. SHELBY
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

91 MAY 28 AM 11:58 (Seal)

Judge of Probate (Seal)

Michael S. Podsedly (Seal)

Judith M. Podsedly (Seal)

_____ (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Michael S. Podsedly and wife, Judith M. Podsedly whose names 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 24th day of May, A. D., 19 91

Larry L. Halcomb Notary Public

BOOK 344 PAGE 674