

2239



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) PARK PLACE PROPERTIES, INC.

(Address) 2030-H Highland Ave S
Birmingham, AL 35205

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Thousand Five Hundred (\$7,500.00) ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Fabian A. Smith, a single woman

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

Josephine S. Pyle, a single woman and Jill H. F. Lotz, a single woman

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

SHELBY

County, Alabama to-wit:

Commence at the Southeast corner of the SW 1/4 of NE 1/4, Section 34, T19S R1W; thence run Northerly along the East boundary line of said SW 1/4 of NE 1/4 a distance of 849.30 feet to the point of beginning; thence continue along the same line a distance of 438.00 feet to a point; thence turn an angle of 109 degrees 06 minutes 47 seconds to the left and run in a Southwesterly direction a distance of 153.43 feet to a point; thence turn an angle of 05 degrees 16 minutes 26 seconds to the left and run in a Southwesterly direction a distance of 290.00 feet to a point on the East 40 foot right of way line of County Highway 47; thence turn an angle of 59 degrees 36 minutes 42 seconds to the left and run Southerly along said right of way line a distance of 227.82 feet to a fence corner; then turn an angle of 91 degrees 11 minutes 05 seconds to the left and run in an Easterly direction along a fence a distance of 151.11 feet to a point; thence turn an angle of 01 degree 00 minutes 00 seconds to the right and continue along said fence a distance of 283.80 feet to the point of beginning. Said parcel of land is lying in the SW 1/4 of NE 1/4 Section 34, T19S, R1W, Shelby County, Alabama.

Subject to advalorem taxes for the year of 1991, which are a lien but not due and payable until October 1, 1991.

Existing easements, restrictions, rights of way, set back lines, limitations, if any of record.

Grantor is conveying this property without requiring a Release of Liability and Grantees are assuming responsibility for the debt and payment of that certain mortgage executed by Jeff S. Smith and wife Fabian A. Smith to Secor Bank, Federal Savings Bank filed for record May 12, 1989, in Real 238, Page 416, and transferred to BancBoston Mortgage Corporation, in Real 264, Page 97, in the Probate Office of Shelby County, Alabama.

1. Title Fee	7.50
2. Notary Fee	4.50
3. Recording Fee	3.00
4. Lending Fee	1.00
5. No Tax Fee	1.00
6. Certified Payment	1.00
Total	17.50

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 31st

day of July, 19 91

WITNESS:

NOTARY PUBLIC
I CERTIFY THIS
INSTRUMENT WAS FILED

(Seal)

Fabian A. Smith
Fabian A. Smith

(Seal)

91 AUG -1 PM 12:43

(Seal)

JUDGE OF PROBATE

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, Donna Horton, a Notary Public in and for said County, in said State, hereby certify that Fabian A. Smith, a single 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 31st day of July, A.D., 19 91

My commission expires: 2-28-94

Donna Horton

Notary Public

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