

This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100----- DOLLARS

and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein

Billy S. Smith

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

✓ Leroy Laddie and Elizabeth Laddie

(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 NW corner of the NW 1/4 of SW 1/4, Section 14, Township 21 South, Range 1 East; thence run East along the North line of said 1/4-1/4 Section a distance of 14.00 feet, more or less, to the East right-of-way line of Shelby County Highway No. 9, to the point of beginning; thence continue East along the North line of said 1/4-1/4 Section a distance of 108.90 feet; thence run South and parallel with the East right-of-way line of Shelby County Highway No. 9 a distance of 200.00 feet; thence run West and parallel with the North line of said 1/4-1/4 Section a distance of 108.90 feet to the East right-of-way line of said Highway 9; thence run North along said right-of-way line a distance of 200.00 feet to the point of beginning.

Situated in the NW 1/4 of SW 1/4 of Section 14, Township 21 South, Range 1 East, containing 0.5 acres.

The above described property is not part of Grantor's homestead.

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 hands(s) and seal(s), this 3rd day of October, 1991.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
91 OCT -4 AM 8:44
JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Billy S. Smith 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of October, A. D., 1991.

Eva D. Mooney

Notary Public.

Form 31-A

The grantor herein is the widower of Mary Ann Smith, who died on October 26, 1989. The undersigned grantor and the said Mary Ann Smith, at the death of Mary Ann Smith, had been the joint owners of said property with right of survivorship, and on the death of Mary Ann Smith, the undersigned became the sole owner of said property under the terms of the deed which conveyed