

SEND TAX NOTICE TO:

(Name) Roderick Smith

(Address) PO Box 668
CALERA, AL 35040

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

Post Office Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Nine Thousand and no/100 DOLLARS

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

Charles E. Baxley, a married man

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

Roderick Smith and wife, Joyce 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:

Lots 4, 5, 6, 7, and 8, Block 103, according to Dunstan's Map of the Town of Calera, Alabama.

Situated in Shelby County, Alabama.

\$7,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR OF HIS SPOUSE.

BOOK 391 PAGE 809

1. Deed Tax	\$ 2.00
2. Mtg. Tax	\$ 2.50
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 2.00
5. Notary Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 8.50

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, I have hereunto set my hand(s) and seal(s), this 20th

day of February 1992

WITNESS:

92 FEB 20 PM 12:48

(Seal)

Charles E. Baxley
Charles E. Baxley

(Seal)

(Seal)

JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Charles E. Baxley

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 20 day of February A. D. 19 92

Carol Rowe