

SEND TAX NOTICE TO:

(Name) _____

(Address) _____

This instrument was prepared by

(Name) McENIRY, McENIRY & McENIRY

1721 - 4th Avenue, North

(Address) Bessemer, Alabama 35020

FM No. ATC 27 Rev. 5/82

R. O. W. JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One & No/100 :- (\$1.00) & other valuable consideration DOLLARS

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

ROGER SMITH and wife, LINDA SMITH

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

DEWEN TUCKER, JR. and wife, JOELLE TUCKER

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

a right-of-way over

Shelby

County, Alabama to-wit:

A part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12, Township 20 South, Range 4 West more particularly described as follows: Commence at the Northeast corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 12 and run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 693.2 feet; thence turn an angle left of 93° 46' 30" and run Southerly for a distance of 271.89 feet to the point of beginning of the land herein conveyed; thence an angle of 91° 27' and run Easterly for a distance of 173 feet; thence an angle left of 83° 33' and run a distance of 12 feet; thence an angle to the left of 96° 27' and run a distance of 173 feet, more or less, to a point on the Westerly boundary line of the property owed by the Grantors; thence turn an angle to the left and run to the point of beginning of the property herein conveyed.

04/29/1992-6362
09:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 7.00

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 24

day of APRIL, 19 92.

WITNESS:

(Seal)

(Seal)

(Seal)

Roger Smith
ROGER SMITH (Seal)

Linda Smith
LINDA SMITH (Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

I, JOAN HARRIS McENIRY III, a Notary Public in and for said County, in said State,

hereby certify that Roger Smith and wife, Linda Smith
whose name s 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 24

day of

A. D., 19 92

3451 Morgan Road
Bessemer AL 35023

Joan Harris McEniry III
Notary Public.