

This instrument prepared by:
JAMES R. MONCUS, JR.
Attorney at Law
1318 Alford Avenue, Suite 102
Birmingham, AL 35228

Send Tax Notice To:
Michael D. Smith
816 Old Towne Lane
Alabaster, Alabama 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ninety-Nine Thousand Five Hundred and 00/100'S *** (\$99,500.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Bobby Lee Handerson and Alice F. Handerson, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Michael D. Smith and Renee D. Smith** (herein referred to as Grantees), for and during their joint lives and upon the death of them, then to the survivor of them in fee simple, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 32, of Old Towne Forest Subdivision, located in the NE 1/4 of the SW 1/4 of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama, as recorded in Map Book 9, Page 133, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions and rights of way of record.


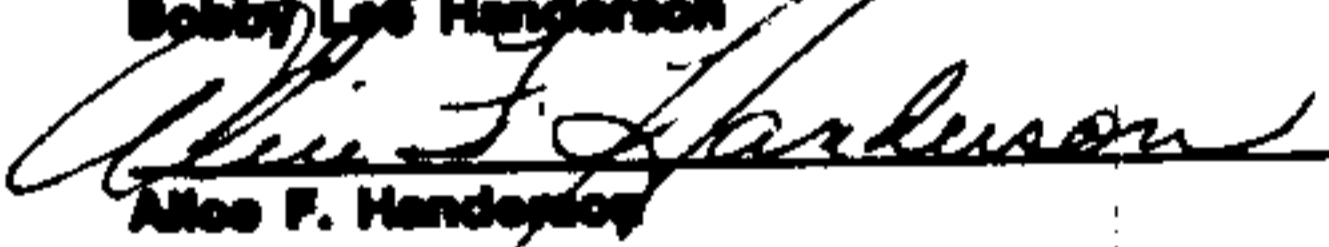
\$79,600.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1992-10965
06/11/1992-10965
02:24 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
081 103 25.68

TO HAVE AND TO HOLD, To the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, his, her or 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 stated 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 Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 27th day of May, 1992.


Bobby Lee Handerson

Alice F. Handerson

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Bobby Lee Handerson and Alice F. Handerson, husband and wife** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 27th day of May, 1992.


Notary Public
My commission expires 02-23-98