

Send Tax Notice To:

James D. Smith, Jr. and wife,
Sharon S. Smith
4505 Valleydale Road
Birmingham, Alabama 35242

This instrument was prepared by:
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Griffin, Allison, May, Alvis & Fuhrmeister
P. O. Box 380275
Birmingham, AL 35238

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF Sixty Five Thousand Dollars and 00/100 (\$65,000.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **J. Robert Collins and wife, Sara G. Collins**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **James D. Smith, Jr. and wife, Sharon S. Smith**, (herein referred to as Grantees, whether one or more) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Commence at the southwest corner of the northeast one-quarter northwest one-quarter of Section 15, Township 19 South, Range 2 West, thence run in an easterly direction along the south line of the northeast one-quarter northwest one-quarter for a distance of 254.03 feet to the point of beginning; thence turn an angle to the right of 52 deg. 16 min. 02 sec. and run in a southeasterly direction along the northeast right-of-way of Caldwell Mill Road for a distance of 85.77 feet; thence turn an angle to the left of 82 deg. 52 min. 21 sec. and run in a northeast direction for a distance of 161.46 feet; thence turn an angle to the left of 88 deg. 20 min. 57 sec. and run in a northwest direction for a distance of 90.66 feet; thence turn an angle to the left of 157 deg. 26 min. 35 sec. and run in a southeast direction for a distance of 10.05 feet; thence turn an angle to the right of 56 deg. 38 min. 21 sec. and run in a southwest direction for a distance of 34.18 feet; thence turn an angle to the right of 25 deg. 17 min. 16 sec. and run in a southwest direction for a distance of 139.10 feet to the point of beginning.

Subject to:

1. Existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.
2. Mineral and Mining rights excepted.

NOTE: Subject property does not constitute the homestead of the grantees.

NOTE: Sixty Five Thousand Dollars and 00/100 (\$65,000.00) of the purchase price was paid from a mortgage filed simultaneously herewith.

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 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 do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my 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 (I) have hereunto set our hand(s) and seal, this 18th day of September, 1992.


Grantor - J. Robert Collins

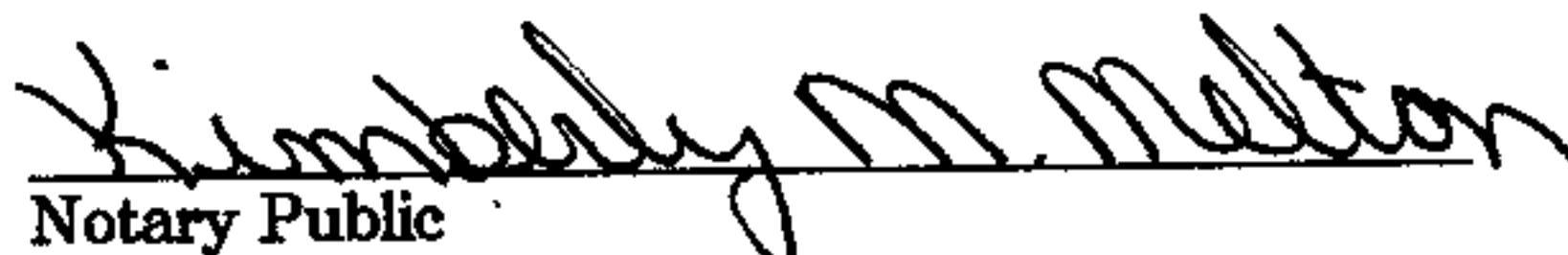
Grantor - Sara G. Collins

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that J. Robert Collins and wife, Sara G. Collins, whose names 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 date the same bears date.

Given under my hand and official seal, this the 18th day of September, 1992.


Notary Public

My commission expires: 3-5-95

Inst # 1992-21320

09/25/1992-21320
03:29 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MJS 11.00