

This instrument was prepared by

(Name) J. Dan Taylor

(Address) 3021 Lorna Road, suite 100, Birmingham, Al. 35216

Send Tax Notice To: Louis Joseph Smith, Jr.
name
4134 South Shades Crest
address

Hoover, Al. 35216

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY

That in consideration of ONE HUNDRED TEN THOUSAND THREE HUNDRED AND 00/100 DOLLARS
(\$110,300.00)

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

NORMAN B. BLACKWELL, SR., and wife, CONNIE E. BLACKWELL

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

LOUIS JOSEPH SMITH, JR., and wife, DORIS M. 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:

SEE LEGAL DESCRIPTION ON ATTACHED EXHIBIT "A"

\$ 105,781.00 of the Purchase Price recited above was paid from a Purchase Money Mortgage filed simultaneously herewith.

Subject to easements restrictions and rights of way of record.
Subject to 1993 taxes no yet due and payable.

Inst # 1992-27073

11/16/1992-27073
12:05 PM CERTIFIED

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 10th day of November, 19 92.

WITNESS:

(Seal)

(Seal)

(Seal)

Norman B. Blackwell, Sr. (Seal)
NORMAN B. BLACKWELL, SR.
Connie E. Blackwell (Seal)
CONNIE E. BLACKWELL

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

J. DAN TAYLOR, a Notary Public in and for said County, in said State, hereby certify that NORMAN B. BLACKWELL, SR. and wife, CONNIE E. BLACKWELL whose name 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 10th day of November, A. D., 19 92

J. Dan Taylor
J. DAN TAYLOR
Notary Public.