

Send Tax Notice To:

Terry K. Smith
137 Southern Hills Circle
Calera, AL 35040
PID#

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

**STATE OF ALABAMA
Shelby COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

Sixty-Five Thousand Five Hundred and 00/100'S * (\$65,500.00)**
to the undersigned Grantor(s) , in hand paid by the Grantee(s)
herein, the receipt whereof is acknowledged, I or we,

Hollins Hilyer and Jean Hilyer, husband and wife
(hereinafter referred to as Grantor, (whether one or more),
does/do hereby grant, bargain, sell and convey unto

Terry K. Smith and Janet Smith
(herein referred to as Grantees), for and during their joint
lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder
and right of reversion, the following described real estate,
situated in **Shelby County, Alabama**, to-wit:

See attached Exhibit "A" for legal description.

\$62,200.00 of the purchase price recited above was paid
from a mortgage loan closed simultaneously herewith.

Subject to ad valorem taxes for 1993 and subsequent
years not yet due and payable.

Subject to covenants and restrictions, building lines,
easements and rights of way of record.

TOGETHER WITH all and singular, the rights and privileges,
hereditaments, and appurtenances thereto belonging or in anywise
appertaining.

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; 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 in and to the property
described hereinabove shall pass to the surviving GRANTEE, and
if one does not survive not survive the other, then the heirs
and assigns of the GRANTEES herein shall take as tenants in
common.

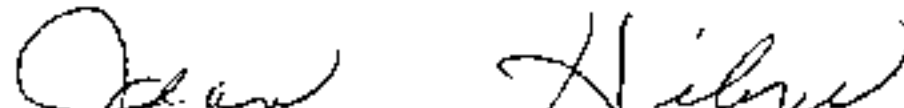
And said Grantor does for himself/herself, his/her heirs,
executors and assigns, covenant with said Grantee, his, her or
their heirs and assigns, that he/she/they is/are lawfully seized
in fee simple of said premises, that he/she/they is/are free
from all encumbrances, that he/she/they has/have a good right to
sell and convey the same as aforesaid, and that he/she/they
will, and his/her/their heirs, executors and assigns shall,
warrant and defend the same to the said Grantee, his, her or
their heirs, executors and assigns forever, against the lawful
claims of all persons.

Inst # 1992-30424

**12/17/1992-30424
10:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 16.00**

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 30th day of November, 1992.


Hollins Hilyer


Jean Hilyer

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Hollins Hilyer and Jean Hilyer, 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 30th day of November, 1992.


NOTARY PUBLIC
MY COMMISSION EXPIRES: 09/21/94

(AFFIX SEAL)

92215SH

This instrument prepared by:

W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
#10 Inverness Center Pkwy., Suite 110
Birmingham, AL 35243

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL I:

Lot 22, according to the Survey of Southern Hills, Sector 4, as recorded in Map Book 15, page 72, in the Probate Office of Shelby County, Alabama.

PARCEL II:

Commence at the SW corner of the NE1/4 of Section 5, Township 22 South, Range 2 West; thence North 89 degrees 49 minutes 56 seconds East a distance of 665.62 feet; thence North 00 degrees 17 minutes 09 seconds East a distance of 1325.77 feet to the point of beginning; thence continue along the last described course a distance of 50.00 feet; thence North 87 degrees 32 minutes 45 seconds West a distance of 142.29 feet; thence South 2 degrees 27 minutes 15 seconds West a distance of 50.00 feet; thence South 87 degrees 33 minutes 36 seconds East a distance of 144.18 feet to a point of beginning.

Situated in Shelby County, Alabama.

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