

This instrument was prepared by

Send Tax Notice To: Kenneth R. Talley

(Name) Jones & Waldrop  
(Address) 1009 Montgomery Hwy. So., #107  
Vestavia Hills, AL 35216

name  
516 Parks Road  
address  
Gardendale, AL 35071

RE205-93  
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.

Inst # 1993-23798

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-two Thousand Three Hundred Twenty and 07/100 DOLLARS  
((\$22,320.07))

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Harry Smith and wife, Frances Smith  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Kenneth R. Talley and Gail T. Talley  
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in  
Shelby County, Alabama to-wit:

Lot 7, Block 5, according to the Survey of Pine Grove Camp, as recorded in Map Book 4, Page 8 in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

Inst # 1993-23798

08/11/1993-23798  
01:48 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MJS 11.00

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 30<sup>th</sup>  
day of JULY, 1993

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Harry Smith (Seal)  
HARRY SMITH  
Frances M Smith (Seal)  
FRANCES SMITH

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harry Smith and wife, Frances 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of JULY, A. D., 1993

W. Ronald Waldrop  
Notary Public.