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SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Patrick Smith and Shirley Smith

(Address) PO Box 1344

Alabaster, AL
35007

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP -- LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE THOUSAND FIVE HUNDRED AND NO/100 (\$1,500.00)

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

BUELAH MAE CAFFEY, AN UNMARRIED WOMAN

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

PATRICK SMITH and wife, SHIRLEY 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:

A parcel of land lying in the SE $\frac{1}{4}$; SW $\frac{1}{4}$; Section 36; T20S; R3W, and more particularly described as follows:

Starting at an iron marker at the southeast corner of said SE $\frac{1}{4}$; SW $\frac{1}{4}$ run westerly along the south $\frac{1}{4}$ line a distance of 420 feet to an iron marker next to a 4 inch x 4 inch concrete property marker, at the southwest corner of the Liberty Baptist Church Cemetery. Thence run N 2 degrees-05'W, along the west cemetery property line a distance of 210 feet to an iron marker, the point of beginning. Thence continue along the same line a distance of 140.0 feet to an iron marker. Thence run westerly along a line that is parallel to the said south $\frac{1}{4}$ line a distance of 190 feet, more or less, to an iron marker at the toe of an embankment of a chert road. Thence run S13 degrees-30' West a distance of 144 feet, more or less, to an iron marker. Thence run easterly along a line that is parallel to the said south $\frac{1}{4}$ line a distance of 230 feet, more or less, to the point of beginning.

Said parcel of land lies in the said SE $\frac{1}{4}$; SW $\frac{1}{4}$; Section 36; T20S; R3W, and contains 0.67 acres, more or less.

According to the survey of Lewis M. Armstrong, Reg. No. 2201.

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, I have hereunto set my hand(s) and seal(s), this 8th day of September, 19 93.

WITNESS:

(Seal)

Buelah Mae Caffey
Buelah Mae Caffey (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY }

I, _____ the undersigned authority _____, a Notary Public in and for said County, in said State, hereby certify that Buelah Mae Caffey, an unmarried woman whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of September, A. D., 19 93

Paula Head

Notary Public

Post # 1994-00294
01/05/1994-00294
02:58 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 KJS 12.50