

12.00

Central State Bank  
P. O. Box 180  
Calera, AL 35040

SEND TAX NOTICE TO:

This Form Provided By  
**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**  
P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Clifton L. Smith, Sr.

This instrument was prepared by  
Courtney Mason & Associates, P.C.  
(Name) 100 Concourse Parkway, Suite 350  
Birmingham, Alabama 35244  
(Address)

(Address) 11 Railroad Avenue  
Maylene, Alabama 35114

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 FOUR THOUSAND DOLLARS & NO/100's (\$4,000.00) DOLLARS

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

Kimberly Hatch

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

Clifton L. Smith, Sr. and wife, Dorothy L. 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 ATTACHED AS EXHIBIT "A".

Subject to existing easements, current taxes, restrictions, set-back lines, right of way, limitations, if any, of record.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY AS DEFINED BY THE CODE OF ALABAMA.

**\*\*MORTGAGE TAX PAID ON MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.\*\***

Inst # 1994-07978

**THE PREPARER OF THIS DOCUMENT HAS NOT EXAMINED TITLE TO THE PROPERTY DESCRIBED HEREIN AND MAKES NO CERTIFICATION AS TO TITLE.**

03/11/1994-07978  
09:34 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 12.00

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, I have hereunto set MY hand(s) and seal(s), this 28

day of February, 1994

WITNESS:

Kimberly Hatch (Seal)  
Kimberly Hatch (Seal)  
(Seal) (Seal)

STATE OF ~~MISSISSIPPI~~ Colorado  
Arapahoe COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kimberly Hatch 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 28th day of February, A. D., 1994

My Commission Expires: 2/28/1995  
15250 East Mississippi  
Aurora, CO 80012

Kristi Rhine  
Notary Public.

Inst # 1994-07978

EXHIBIT "A"

Begin at the Southwest corner of the SW 1/4 of SW 1/4 of Section 16, Township 21 South, Range 3 West and run north along the west line of said forty acres a distance of 316 feet; thence east a distance of 315 feet to the point of beginning of the parcel herein described; thence continue along the same course a distance of 103 feet to the SW corner of Lot 33, according to Whaley's Subdivision of the Town of Maylene, Alabama, as shown by map recorded in Map Book 3 at page 75 in the Probate Office of Shelby County, Alabama; thence continue in an Easterly direction along the South line of said Lot 33, a distance of 107 feet to a point which is the Northwest corner of a parcel heretofore conveyed to Gloria Smith, as shown by deed recorded in Deed Book 221 at page 135, Office of the Judge of Probate of Shelby County, Alabama; thence run in a Southerly direction along the West line of said Florida Smith property, a distance of 210 feet; thence run West parallel with the South line of said 1/4 1/4 section a distance of 210 feet; thence run North, parallel with the West line of said 1/4 1/4 section, a distance of 210 feet to the point of beginning.

Less and except a right of way easement of uniform width of sixteen feet crossing the lot herein described from east to west which is reserved by the grantor, her heirs and assigns, connecting property owned by the grantor on the west of the lot herein described with a public road to the east of the lot herein described, said 16 foot easement to be located along the present road crossing said lot herein described.

Less and except any portion conveyed to Clifton and Dorothy Smith by Real 180 page 636 described as follows: A lot or parcel of land situated in the SW 1/4 of the SW 1/4 of Section 16, Township 21 South, Range 3 West, more particularly described as follows: Commence at the Southwest corner of the above said 1/4 1/4 thence run East along the South line for a distance of 149.0 feet to a point of beginning; thence continue same line for a distance of 210.0 feet to a point that is 210.0 feet West of the Southwest corner of Gloria Smith property; thence run northerly and parallel to said Gloria Smith West line for a distance of 210.0 feet; thence run East and parallel to the South line for a distance of 90.0 feet to a point on the Southwest edge of a County paved road; thence run Northwesterly along said road for a distance of 52.0 feet; thence run West and parallel to the South line for a distance of 75.0 feet; thence run South for a distance of 30.0 feet; thence run West and parallel to the South line for a distance of 180.0 feet; thence run South and parallel to Gloria Smith property West line for a distance of 210.0 feet to the point of beginning. All being situated in Shelby County, Alabama.

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