

# WARRANTY DEED--JOINT TENANCY

8,925

This instrument was prepared by  
Steven R. Sears, attorney  
655 Main Street, BX Four  
Montevallo, AL 35115+0004  
telephone: 665-1211  
without benefit of title evidence.

Please send tax notice to:

Joseph W Stephens  
120 Gable Lane  
Montevallo, AL 35115

Know all men by these presents, that in consideration of eight thousand, nine hundred twenty-five dollars, to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I, Glennice Faye Smitherman, of 111 Springbrook Lane, Montevallo, AL 35115, do grant, bargain, sell, and convey unto Joseph W Stephens and wife Lulla Mae Stephens, of 120 Gable Lane, Montevallo, AL 35115, (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:

Commence at the NE corner of the NW ¼ of the NE¼ of §2, Twp 22S, R4W: thence run W along the N line thereof 384.4 feet to the point of beginning: thence continue last described course for 251.54 feet; thence turn 90°45'53" left and run southerly for 621.24 feet; thence turn 89°14'07" left and run easterly 248.73 feet; thence turn 90°30'22" left and run northerly 621.21 feet to the point of beginning. Containing 3.57 acres.

According to a survey of Thomas E Simmons, LS#12945, dated March 18, 1993.

Source of title: Grantor herein and spouse W Steve Smitherman purchased this property from Oscar Lawley in October 1955, and took title via joint tenancy with right of survivorship. W Steve Smitherman died October 26, 1990, and grantor thereby gained full title.

The conveyed property forms no part of the homestead of any grantors herein. Each grantor possesses other property which does serve as homestead.

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, together with every contingent remainder and right of reversion.

I do for myself and for my heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 set my hand and seal, this 14 June 1993.

Witness:

Steven Sears

Glennice Faye Smitherman  
Glennice Faye Smitherman

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Glennice Faye Smitherman, whose name is signed to the foregoing conveyance, and who is (made) 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 14 June 1993.

Steven R. Sears  
Notary public  
STATE OF ALABAMA

MY COMMISSION EXPIRES MARCH 9, 1994

03/16/1994-08575  
01:53 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 KJS 17.50

Inst # 1994-08575