

Send Tax Notice To:

This Instrument Was Prepared By:

FRAN E. SMITH
2656 Chandafern Drive
Pelham, AL 35124

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

Inst # 1994-10294

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY FIVE THOUSAND AND NO/100 DOLLARS.
..... (\$125,000.00) to the undersigned grantor in hand paid
by the Grantees herein, the receipt of which is hereby acknowledged, **CHARLES K. ACKER, and wife,
LILA F. ACKER**, (herein referred to as Grantor) do grant, bargain, sell and convey unto **FRAN E.
SMITH AND E. LYNN MCCLAIN** (herein referred to as Grantees) as joint tenants, with right of
survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY,
to-wit:

Lot 129, according to the Map of Chandalar South, Second Sector, as recorded in map
Book 6, Page 12, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$ 118,750.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

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 we do for ourselves and for our heirs, executors, and administrators covenant with said
Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they
are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and
convey the same as aforesaid; that we 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, We have hereunto set our hands and seal, this 22nd day of March,
1994.



CHARLES K. ACKER



LILA F. ACKER

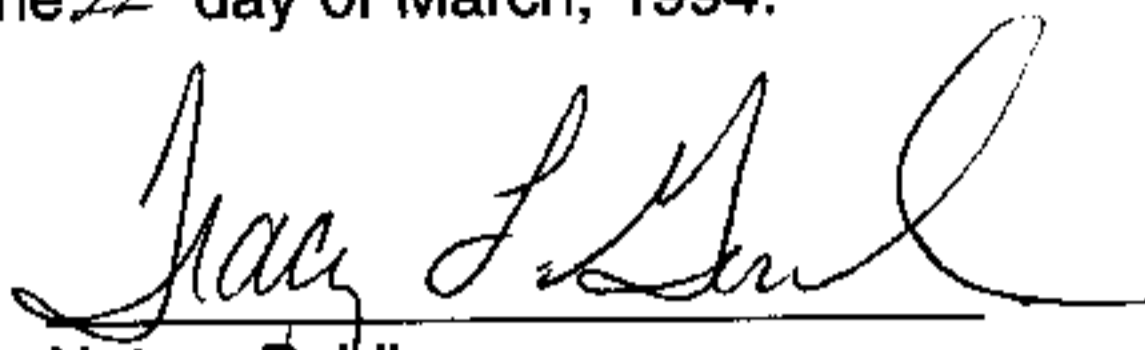
Inst # 1994-10294
03/30/1994-10294
09:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 17.50

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **CHARLES K. ACKER, husband of LILA F. ACKER**, 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, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 22ND day of March, 1994.


Notary Public

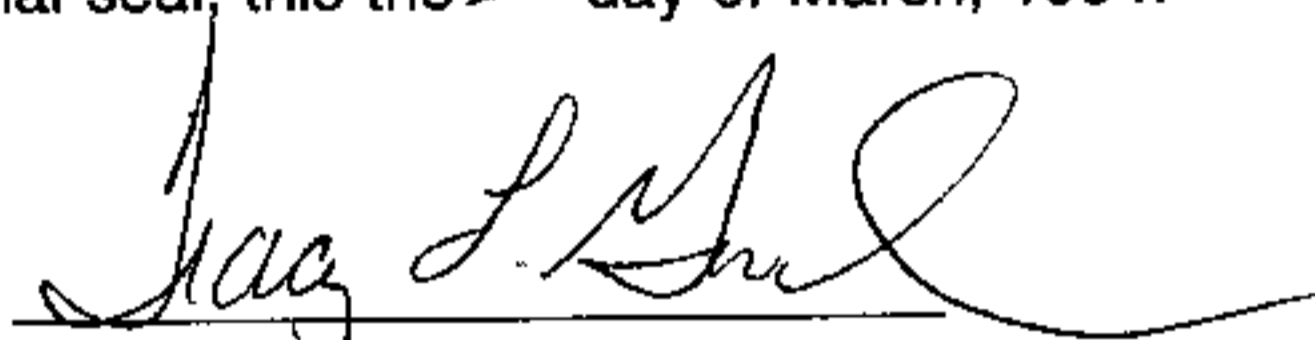
My Commission Expires: 9-5-95

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **LILA F. ACKER, wife of CHARLES K. ACKER**, 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, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 22ND day of March, 1994.


Notary Public

My Commission Expires: 9-5-95

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