

Send Tax Notice To:

(Name) Roger & Linda Smith
(Address) 3455 Morgan Road SE
Bessemer, AL 35023_

This instrument was prepared by:

(Name) JON B. TERRY

(Address) 1813 Third Avenue, North
Bessemer, Alabama 35020

**WARRANTY DEED, JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP**

Inst # 1994-14148

STATE OF ALABAMA)

SHELBY COUNTY)

That in consideration of Two Thousand Five Hundred (\$2,500.00) Dollars, the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we

EDNA HORTENCE REARDON

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

ROGER SMITH and wife, LINDA 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:

Commence at the Southeast corner of the Northeast quarter of the Southeast quarter of Section 12, Township 20 South, Range 4 West and run West along the North line of said quarter-quarter section 815.65 feet to an iron, turn left an angle of 88 degrees 46 minutes 30 seconds and run 33.97 feet to an iron, for the point of beginning on the land herein conveyed; continue said course and run along the West boundary of Roger Smith's property a distance of 250.79 feet, thence turn right an angle of 96 degrees 27 minutes and run North 173.69 feet, thence turn right an angle of 96 degrees 27 minutes and run North a distance of 250.79 feet, more or less, to the property of Lillie Smith, then turn right and run in a Southerly direction 173.69 feet, more or less, to the point of beginning, containing one acre more or less.

THIS CONVEYANCE DOES NOT CONSTITUTE THE HOMESTEAD OF THE

05/02/1994-14148
12:42 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 13.50

GRANTOR HEREIN

NO TITLE SEARCH HAS BEEN DONE BY THE PREPARER OF THIS DEED AND NONE WAS REQUESTED BY THE GRANTOR OR THE GRANTEE'S.

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 9 day of APRIL, 1994.

Edna H. Reardon (SEAL)
EDNA HORTENCE REARDON

Carl C. Smith (SEAL)

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that EDNA HORTENCE REARDON, 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 9 day of APRIL, 1994.

Wm J. Reardon
NOTARY PUBLIC

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