

R94-1391

1994-17831

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
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Attorneys at Law
100 Concourse Parkway, Suite 130
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ROBERT R. SMITH
920 10TH STREET SW
ALABASTER, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FOURTEEN THOUSAND and 00/100 (\$114,000.00) DOLLARS to the undersigned grantor, LESLIE DEVELOPMENT COMPANY, INC. in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto ROBERT R. SMITH and K. ELAINE SMITH, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1993 which constitutes a lien but are not due and payable until October 1, 1994.
2. Building setback line of 35 feet reserved from Tenth Street Southwest as shown by plat.
3. Public easements as shown by recorded plat, including 10 feet on the Westerly side of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 159 page 770 in Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 113 page 229 and Deed 130 page 229 in Probate Office.
6. Easement(s) to Plantation Pipe Line Company as shown by instrument recorded in Deed 112 page 364 and Deed 112 page 280 in Probate Office.
7. Easement(s) to Alabaster Water and Gas Board as shown by instrument recorded in Deed 278 page 391 and Deed 278 page 387 in Probate Office.
8. Agreement with Alabama Power Company as to underground cables recorded in Real 166 page 70 and covenants pertaining thereto recorded in Real 160 page 668 in Probate Office.

LOT 14, ACCORDING TO THE SURVEY OF THOMPSON PLANTATION, AS RECORDED OM MAP BOOK 11, PAGE 53, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$108,300.00 of the consideration herein was derived from a mortgage 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

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10:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 18.00

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 said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEE, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, LESLIE DEVELOPMENT COMPANY, INC., AN ALABAMA CORPORATION, by its PRESIDENT, JIM LESLIE, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 24th day of May, 1994.

LESLIE DEVELOPMENT COMPANY, INC.

By: 
JIM LESLIE, PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JIM LESLIE, whose name as PRESIDENT of LESLIE DEVELOPMENT COMPANY, INC., a corporation, 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, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 24 day of May, 1994.


Notary Public

My commission expires: 7/16/94

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