

This instrument prepared by ✓ John Hollis Jackson, Jr.,
Attorney at Law, P. O. Box 1818, Clanton, AL 35045

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Inst # 1995-05311

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Fifty-Five Thousand and no/100 (\$55,000.00) DOLLARS to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I, Dottie P. Goggins, a single person (herein referred to as grantor) do grant, bargain, sell and convey unto Steven R. Smith and wife, Deana R. 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:

Lot 5, Block A, according to the Survey of Hubbard and Givhan's Subdivision of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21, Township 22 South, Range 3 West, as recorded in Map Book 3, Page 81 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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 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

03/01/1995-05311
01:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 NCD 66.00

HOLLIS JACKSON, JR.
ATTORNEY AT LAW
SECOND AVENUE SOUTH
T. OFFICE BOX 1818
CLANTON, ALABAMA 35045

(205) 755-2004
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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 hereunto set my hand and seal this 1st day of March, 1995.


Dottie P. Goggins

STATE OF ALABAMA

CHILTON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dottie P. Goggins, 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 1st day of March, 1995.


Notary Public

Address of Grantees:
100 Wagon Circle
Alabaster, AL 35007

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