

THIS INSTRUMENT PREPARED BY:  
MAYNARD, COOPER & GALE, P.C.  
1901 Sixth Avenue North  
2400 AmSouth/Harbert Plaza  
Birmingham, AL 35203

SEND TAX NOTICE TO:  
BYRAN L. REED  
2106 Baneberry Drive  
Birmingham, Alabama 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED FIFTY THOUSAND AND NO/100-----  
Dollars (\$250,000.00) to the undersigned  
grantor or grantors in hand paid by the GRANTEES herein, the  
receipt whereof is acknowledged, we, BYRON W. SMITH and wife, BETH  
A. SMITH, (herein referred to as GRANTORS) do grant, bargain, sell  
and convey unto BRYAN L. REED AND ELIZABETH S. REED  
(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 3301, according to the survey of Riverchase Country  
Club, 33rd Addition, as recorded in Map Book 16, Page  
112, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. All taxes due for the year 1995 and thereafter.
2. Easements and building line as shown on recorded map.
3. Restrictions appearing of record in Misc. Book 14, Page 536, amended in Misc. Book 17, Page 550; Book 246, Page 889 and Instrument #1993-21809..
4. Certificate of Compliance as recorded in Misc. Book 34, Page 549.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed book 127, Page 140.
6. Right of Way granted to Alabama Power Company by instrument(s) recorded in Instrument #1993-14124.
7. Release of damages recorded in Instrument #1993-21809.

\$200,000.00 of the total consideration recited above  
was paid from the proceeds of 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.

09/05/1995-24404  
12:00 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 61.00

Inst # 1995-24404

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is 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 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 hands and seals this 7<sup>th</sup> day of August, 1995.

WITNESS:

Carol Ann Dal. Kelgroe

Byron W. Smith (SEAL)  
BYRON W. SMITH

Sarah E. Cardona

Beth A. Smith (SEAL)  
BETH A. SMITH

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BYRON W. SMITH and wife, BETH A. SMITH, whose names are signed to the foregoing conveyance, and who are 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 day the same bears date.

Given under my hand and official seal this 7<sup>th</sup> day of AUGUST, 1995.

Beverly Lacey-Argott  
NOTARY PUBLIC

My Commission Expires:

(SEAL)



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