

*Consideration paid
\$500.00 - VALUE*

This instrument was prepared by

(Address) Helena, AL 35080(Name) ✓ DONALD HUGH JONES, Attorney at Law
1425 South 21st Street, Suite 200
(Address) Birmingham, AL 35205

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN and other valuable consideration-----(\$10.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we.

Esther Pool McDonald, formerly Esther Pool Smith, a single person
(herein referred to as grantors) do grant, bargain, sell and convey unto

James Walter Smith and wife, Rebecca Joy 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 SW 1/4 of the SW 1/4 of Section 36, Township 19 South, Range 3 West, in Shelby County, Alabama, thence run north along the east line of said 1/4-1/4 section for 400 feet to a point of beginning; thence continue along the east line of said 1/4-1/4 section for 470.32 feet to an iron pin; thence 94° 3' 30" left run in a westerly direction 243.15 feet to a point on the easterly right-of-way line of Helena-Acton County Road; thence 67° 1' left and run in a southerly direction along the right-of-way line for 100.73 feet; thence 4° 48' right and continue southerly along the right-of-way line for 62.91 feet; thence 91° 34' 43" left and run southeasterly for 170.65 feet; thence 80° 37' 43" right and run southerly for 162.28 feet; thence left 79° 15' and run southeasterly 194.49 feet to the point of beginning.

Inst # 1995-30276

10/23/1995-30276
10:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

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, I have hereunto set MY hand(s) and seal(s), this 23day of Nov., 19 88.

WITNESSES:

James S. Cantrell (Seal)

(Seal)

(Seal)

Esther Pool McDonald (Seal)
ESTHER POOL McDONALD, formerly
ESTHER POOL SMITH. (Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, DONALD HUGH JONES, a Notary Public in and for said County, in said State, hereby certify that Esther Pool McDonald 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 23rd day of NOVEMBER, A. D., 19 88

Donald Hugh Jones
Comm. expires 11-10-92

Notary Public.