

SEND TAX NOTICE TO:

(Name) Rick Allen Needham

(Address) PO Box 307
Wilsonville, AL 35156

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

Post Office Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Private, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

01/17/1996-01635

11:58 AM CERTIFIED

001 MCD

14.50

That in consideration of Five Thousand, Nine Hundred Fifteen and no/100 DOLLARS

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

Thomas O. Smith, III, a married man, being the sole surviving heir at law of

T.O. Smith, Jr. and Evelyn Pope Smith,

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

Rick Allen Needham and Monica Lynn Needham

(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 a one-inch octagon shaped steel rod found in place marking the Northeast corner of Section 36, Township 20 South, Range 1 East; thence run Southerly along the East boundary line of said Section 36, a distance of 1317.08 feet to an iron pin at the Northeast corner of the SE 1/4 of NE 1/4, of said Section 36 and being the point of beginning of the parcel herein described; thence continue along the East boundary line of said Section 36, a distance of 207.78 feet to a point; thence turn an angle of 87 degrees 59 minutes 36 seconds to the right and run a distance of 352.38 feet to a point on the Eastern 40 foot right of way line of Shelby County Highway No. 61; thence turn an angle of 89 degrees 18 minutes 02 seconds to the right and run along said right of way line a distance of 170.71 feet to a concrete right of way marker found in place; thence turn an angle of 3 degrees 10 minutes 09 seconds to the left and run along the chord of a curve to the left, a distance of 33.53 feet to an iron pin found in place; thence turn an angle of 93 degrees 19 minutes 03 seconds to the right and run a distance of 364.02 feet to the point of beginning. Said parcel of land is lying in the SE 1/4 of NE 1/4, Section 36, Township 20 South, Range 1 East, Shelby County, Alabama.
According to survey of Lewis H. King, Jr., RLS #12486, dated June 23, 1994.

Subject to taxes for 1995 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS SPOUSE.

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

day of

5th January 1996

WITNESS:

(Seal)

Thomas O. Smith, III

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ~~XXXXXX~~ SOUTH CAROLINA

Aiken

COUNTY

I, the undersigned authority Thomas O. Smith, III, a Notary Public in and for said County, in said State,

hereby certify that Thomas O. Smith, III whose name is Thomas O. Smith, III signed to the foregoing conveyance, and who is Thomas O. Smith, III known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

5th

day of

5th January 1996

My Commission Expires April 22, 2001

Notary Public

Inst # 1996-01635