

This Instrument was prepared by:  
Conwill & Justice, P.C.  
P.O. Box 557  
Columbiana, Alabama 35051

Send Tax Notice To:  
Donna Smith Gannon  
186 August Rd.  
Columbiana, Al 35051

**THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF TITLE EVIDENCE  
OR SURVEY.**

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Dollar and no/100 Dollars, to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, we, **BILLY RAY SMITH and wife, HELEN SMITH**, (herein referred to as grantors), grants, bargains, sells and conveys unto **DONNA SMITH GANNON and DENNIS M. GANNON, II** (herein referred to as grantees, as joint tenants with right of survivorship), the following described real situated in **SHELBY** County, Alabama, to-wit:

Commence at the NE corner of the SE 1/4 of NW 1/4 of Section 4, Township 22 South, Range 1 West and run thence West along the North line of said 1/4 - 1/4 Section a distance of 867.5 feet; thence turn 92 deg. 28 min. to the left and run 493.4 feet South to a point on the tangent of a road known as "Gould Road"; thence turn 53 deg. 52 min. to the left and run along the tangent of said Gould Road 116.5 feet Southeasterly to a point; thence turn 17 deg. 38 min. to the right and run along the tangent of said Gould Road 165.5 feet Southeasterly to a point; thence turn 41 deg. 29 min. to the left and run along the tangent of said Gould Road 78.5 feet Easterly to the point of beginning of the parcel herein described; thence turn 31 deg. 40 min. to the left and run along the tangent of said Gould Road 302.6 feet Northeasterly to a point; thence run Northerly to a point on the North line of said 1/4 - 1/4 Section which is 315.3 feet West of the point of beginning; thence turn West along the North line of said 1/4 - 1/4 Section a distance of 254.4 feet; thence run Southwesterly to the point of beginning. Subject to easements and restrictions of record.

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10:40 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HCD 22.50

Inst # 1996-03074

TO HAVE AND TO HOLD to the said grantees, as joint tenants with right of survivorship.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that, we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to shall 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 our hands and seals this 30<sup>th</sup> day of January, 1996.

Billy Ray Smith

Billy Ray Smith

Helen Smith

Helen Smith

STATE OF ALABAMA       }  
COUNTY OF SHELBY       }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Billy Ray Smith and wife, Helen 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 30 day of January, 1996.

Inst # 1996-03074

Donna Brasley

Notary Public

My Commission Expires: MY COMMISSION EXPIRES JULY 19, 1997

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