

SEND TAX NOTICE TO:

(Name) Stanley Smith and Delphia Smith
1740 County Road 39
(Address) Chelsea, AL 35043

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW
(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-3 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWO HUNDRED TWENTY THOUSAND AND NO/100 (\$220,000.00) ----- DOLLARS,

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

John G. Reese, a widower

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

Stanley Smith and wife, Delphia 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 a point where the East boundary of SW ¼ of SW ¼, Section 4, Township 20, Range 1 West, intersects the North boundary of the Chelsea - K Springs Road and run thence Southwesterly along the North boundary of said Chelsea - K Springs Road 929 feet to a point of beginning of the land herein described and conveyed; thence run Northerly and parallel with the West boundary of said Section 4 to the North boundary of the NW ¼ of SW ¼; thence Westerly along the North boundary of said quarter-quarter section, to the NW corner of said NW ¼ of SW ¼; thence Southerly along the West boundary of said Section 4 to its intersection with the North boundary of the Simmsville paved highway; thence Southerly along the East boundary of said Simmsville Highway to its intersection with the North boundary of said Chelsea - K Springs Road; thence Northeasterly along the North boundary of said Chelsea - K Springs Road to point of beginning.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

1. Taxes for 1997 and subsequent years. 1997 ad valorem taxes are a lien but not due and payable until October 1, 1997.
2. Permits to Alabama Power Company recorded in Deed Book 102, Page 165 and Deed Book 239, Page 897 in Probate Office.
3. Right of way to Shelby County recorded in Deed Book 135, Page 437 and Deed Book 135, Page 439 in Probate Office.
4. Title to minerals underlying caption lands with mining rights and privileges belonging thereto as reserved in Deed Book 350, Page 42 in Probate Office.

Mary K. Reese, the other grantee in deed recorded in Deed Book 223, Page 515, is deceased, having died on Nov. 5, 1994.

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.

I, John G. Reese, have hereunto set my hand(s) and seal(s), this 7th day of March, 1997.

(Seal)
(Seal)
(Seal)

John G. Reese (Seal)
(Seal)
(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John G. Reese, a widower 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of March, A. D., 1997

Kimberly H. Jones Jr
Notary Public

CI120-4661
INS