

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

FRANK L. NELSON
FRANK L. NELSON, DDS, JD, PC
389 Shades Crest Road
Birmingham, AL 35226

RICHARD KNIGHT
CAROL KNIGHT
1650 Ashville Road
Montevallo, AL 35115

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of -- SIXTY-EIGHT THOUSAND AND NO/100'S--- DOLLARS (\$ 68,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I/We, STEVEN R. SMITH AND WIFE, DEANA R. SMITH herein referred to as Grantor(s), whether one or more), do by these presents, grant, bargain, sell and convey unto RICHARD KNIGHT AND WIFE, CAROL KNIGHT hereinafter referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY COUNTY, Alabama, to-wit:

Lot 5, Block A, according to the Survey of Hubbard and Givhan's Subdivision of the NW 1/4 of the NE 1/4 of Section 21, Township 22 South, Range 3 West, as recorded in Map Book 3, Page 81 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

The consideration stated hereinabove is being paid from the proceeds of mortgages filed simultaneously herewith.

Subject to:

1. Existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record
2. 1997 taxes, a lien not yet due and payable.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with the right of survivorship, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR(S) does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

Inst # 1997-14153

05/07/1997-14153
09:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NEL 59.00

Inst # 1997-14153

IN WITNESS WHEREOF, I have hereunto set my hand and seal
this the 5th day of MAY, 1997.

ATTEST:

Steven R. Smith
STEVEN R. SMITH

Deana R. Smith
DEANA R. 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
STEVEN R. SMITH, A MARRIED MAN whose name(s) is/are
signed to the foregoing conveyance, and who is/are known to me,
acknowledged before me on this day that, being informed of the
contents of the conveyance, he/she/they executed the same
voluntarily on the date the same bears date.

Given under my hand and official seal, this the 5TH day of
MAY, 1997.

Margaret McRae
Notary Public

My Commission Expires: 2-5-99

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for
said County in said State, hereby certify that DEANA R. SMITH, A
MARRIED WOMAN, whose name(s) is/are signed to the foregoing
conveyance, and who is/are known to me, acknowledged before me on
this day that, being informed of the contents of the conveyance,
he/she/they executed the same voluntarily on the date the same
bears date.

Given under my hand and official seal, this the 2 day
of MAY, 1997.

M. G. Wood
Notary Public

My Commission Expires: 2/24/2000



Inst # 1997-14153

05/07/1997-14153
09:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HEL 39.00