

This instrument was prepared by

Send Tax Notice To: Debbie S. Robinson Snead
name

(Name) LANGE, SIMPSON ET AL

2073 Brook Highland Ridge
address

(Address) 728 Shades Creek Parkway #120
Birmingham, Alabama 35209

Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of FIVE HUNDRED THOUSAND AND NO/100-----
DOLLARS (\$500,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Diane H. Shulman Smith and husband, Timothy J. Smith

(herein referred to as grantors) do grant, bargain, sell and convey unto Debbie S. Robinson Snead and Robert C. Snead, Jr.

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Lot 2020, according to the Survey of Brook Highland, an Eddleman Community, 20th Sector, as recorded in Map Book 16, page 148, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1. Ad valorem taxes for the year 1997, which are a lien, but not yet due and payable until October 1, 1997.
- 2. Easements, rights-of-way, restrictions, conditions and covenants of record.

\$350,000.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

Diane H. Shulman Smith is one and the same person as Diane H. Shulman.

06/09/1997-17884
08:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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, we have hereunto set our hand(s) and seal(s), this 30th day of May, 19 97.

(Seal) Diane H. Shulman Smith (Seal)

(Seal) Timothy J. Smith (Seal)

(Seal) (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, David F. Ovson, a Notary Public in and for said County, in said State, hereby certify that Diane H. Shulman Smith and husband, Timothy J. Smith whose name(s) 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 30th day of May A.D., 1997

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug. 27, 2000.
BONDED THRU NOTARY PUBLIC UNDERWRITERS

David F. Ovson
Notary Public