

SEND TAX NOTICE TO:

(Name) RAY SMITH

(Address) _____

This instrument was prepared by

(Name) B. CHRISTOPHER BATTLES

3150 HIGHWAY 52 WEST

(Address) PELHAM, AL 35124

Form 1-1-5 Rev. 5/92

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY THOUSAND AND No/100-----(\$80,000.00) DOLLARS

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

JAMES E. MILLS and wife, IRIS HELEN MILLS

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

RAY SMITH and wife, ETHEL L. 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:

LEGAL DESCRIPTION IS ATTACHED HERETO, MADE A PART HEREOF,

INCORPORATED HEREIN, AND MARKED "EXHIBIT A"

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

Inst # 1997-31932

10/02/1997-31932
10:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 91.00

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 _____ day of _____, 19 97.

WITNESS:

(Seal)

(Seal)

(Seal)

James E. Mills (Seal)
JAMES E. MILLS
Iris Helen Mills (Seal)
IRIS HELEN MILLS (Seal)

STATE OF ~~ALABAMA~~ MISSISSIPPI
Forrest COUNTY

I, Vitina R. Schmitt, a Notary Public in and for said County, in said State, hereby certify that JAMES E. MILLS and wife, IRIS HELEN MILLS 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 26th day of September A. D., 19 97.

My Commission Expires: Aug. 1, 1999 (SEAL)

Notary Public

Inst # 1997-31932

EXHIBIT "A"

Commence at the Southwest corner of SW 1/4 of SW 1/4 of Section 26, Township 20 South, Range 4 West, Shelby County, Alabama, and run North along the West 1/4-1/4 line 472.5 feet to the point of beginning of this description; thence 89 degrees 45 minutes right run East 472.5 feet; thence 90 degrees 15 minutes right run South 400.0 feet, more or less, to the Northwest R/W of County Highway #13; thence Northeasterly with said R/W 845.0 feet, more or less, to the Southwest corner of the Cemetary Lot; thence North 38 degrees 05 minutes West along the Westerly boundary of the Cemetary Lot 202.5 feet to the Northwest corner of said lot; thence North 67 degrees 04 minutes East 314.5 feet to a point on the East boundary of said SW 1/4 of SW 1/4; thence North along the East 1/4-1/4 line 156.06 feet; thence 90 degrees 20 minutes 15 seconds left run West 1335.55 feet to a point on the West boundary of SW 1/4 of SW 1/4; thence South along the West 1/4-1/4 line 529.55 feet to the point of beginning.

LESS AND EXCEPT one are conveyed to James L. Mathis by deed recorded in Deed Book 304, Page 682, Probate Records of Shelby County, Alabama.

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