

This instrument was prepared by

(Name) Corley, Moncus & Ward, P.C.

(Address) 400 Shades Creek Pkwy., Ste 100  
Birmingham, Alabama 35209

Send Tax Notice To: Thomas Orin Smith  
name  
5548 Parkview Circle  
address  
Birmingham, Alabama 35242

Inst # 1997-39237

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

STATE OF ALABAMA  
Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED THIRTY THREE THOUSAND AND NO/100----- DOLLARS (\$233,000.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Aundrea K. Guess, an unmarried woman.

(herein referred to as grantors) do grant, bargain, sell and convey unto Thomas Orin Smith and wife, Ruth Peck  
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:

Lot 6, according to the Survey of Parkview, as recorded in Map Book 7, page  
44A & B, in the Office of the Judge of Probate of Shelby County, Alabama;  
being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, right of ways,  
limitations, if any, of record and Ad Valorem taxes for the year 1998, which  
said taxes are not due and payable until October 1st, 1998.

12/02/1997-39237  
03:39 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 SMA 124.50

\$118,000.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith

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, I have hereunto set my hand(s) and seal(s), this 26th  
day of November, 19 97.

\_\_\_\_\_  
(Seal)

Aundrea K. Guess (Seal)  
Aundrea K. Guess

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA  
Jefferson COUNTY

**General Acknowledgment**

I, J. Thomas King, Jr., a Notary Public in and for said County, in said State, hereby certify that  
Aundrea K. Guess  
whose name(s) 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 she executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 26th day of November, A.D., 19 97

J. Thomas King, Jr.

Notary Public