

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: Steven R. Smith  
name  
8 Overhill Road  
address  
Montevallo, Alabama 35115

1998-11711

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

STATE OF ALABAMA }  
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY NINE THOUSAND NINE HUNDRED AND NO/100-----  
----- DOLLARS (\$139,900.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,  
Joseph L. Billmeier, Jr. and wife, Katherine Estes Billmeier

(herein referred to as grantors) do grant, bargain, sell and convey unto Steven R. Smith and wife, Tracy B. Smith

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

A parcel of land situated in the Southeast quarter of the Northwest quarter of  
Section 7, Township 22 South, Range 2 West<sup>4</sup> described as follows:

Commence at the point where the south boundary of Highway 12 intersects the  
west boundary of Overhill Road and go south 25 degrees 20 minutes east along  
the west boundary of Overhill Road 259.0 feet to the point of beginning;  
thence continue along this line 311.0 feet; thence south 73 degrees 30 minutes  
west for 492.58; thence north 28 degrees 13 minutes west for 222.00 feet;  
thence north 63 degrees 14 minutes east for 497.72 feet to the point of  
beginning. Situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Inst # 1998-11711

04/02/1998-11711  
12:18 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOT-MS 10.50

\$217,515.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith

TO HAVE AND TO HOLD unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 25th  
day of March, 19 98.

\_\_\_\_\_  
(Seal) Joseph L. Billmeier, Jr. (Seal)  
\_\_\_\_\_  
(Seal) Katherine Estes Billmeier (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA  
Jefferson COUNTY General Acknowledgment

I, Claude M. Moncus, a Notary Public in and for said County, in said State, hereby certify that  
Joseph L. Billmeier, Jr. and wife, Katherine Estes Billmeier  
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 25th day of March A.D., 19 98

Claude M. Moncus  
Notary Public