

This form furnished by: **Cahaba Title, Inc.**

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This instrument was prepared by:

(Name) B. CHRISTOPHER BATTLES
(Address) 3150 HIGHWAY 52 WEST
PELHAM, AL 35124

Send Tax Notice to:

(Name) JAMES A. SMITH
(Address) 417 - 9TH STREET
PLEASANT GROVE, AL 35127

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY SEVEN THOUSAND EIGHT HUNDRED AND NO/100-----(\$37,800.00) DOLLARS

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

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

JAMES A. SMITH and wife, NORMA C. 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 5, according to the Survey of McFadden Estates, as recorded in Map Book 20 page 142 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

Inst # 1998-45105

11/13/1998-45105
11:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 ME 46.30

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 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 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 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 6th day of November, 19 98.

WITNESS

(Seal)

(Seal)

(Seal)

Jerry Davis (Seal)
JERRY DAVIS (Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JERRY DAVIS, whose name 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,

executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 6th day of November, A.D., 19 98.

My Commission Expires:

225-2001
Notary Public