

SEND TAX NOTICE TO:

(Name) Reed W. Smith

(Address) \_\_\_\_\_

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifteen Thousand and no/100 ----- DOLLARS

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

Frances L. Phelps, a single woman

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

Reed W. Smith and Nancy 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:

Lot 14, according to the map of Phelps Subdivision as recorded in Map Book 16, Page 54, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

Inst # 1998-50891

12/21/1998-50891  
04:06 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 SNA 24.50

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 13

day of November, 19 98

WITNESS:

(Seal)

Frances L. Phelps

(Seal)

Frances L. Phelps

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY }

the undersigned authority

I, \_\_\_\_\_, a Notary Public in and for said County, in said State,

hereby certify that Frances L. Phelps

is

is

whose name \_\_\_\_\_ signed to the foregoing conveyance, and who \_\_\_\_\_ 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

13

day of

November

A. D. 19 98

Conwill & Justice, P.C.

Martha S. Wilder

Notary Public.