

SEND TAX NOTICE TO:
Owen Scott Smitherman
(Name) Dedra P. Smitherman
3004 Longleaf Lane
(Address) Helena, AL 35080

This instrument was prepared by

(Name) Holliman, Shockley & Kelly
2491 Pelham Parkway
(Address) Pelham, AL 35124

Form 1-1-1 Rev. 5/82

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 One Hundred Twenty-Two Thousand, Five Hundred and no/100-----DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Charles W. Brooks and wife Virginia Brooks

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

Owen Scott Smitherman and Dedra P. Smitherman

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

See EXHIBIT "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Taxes for the year 1990 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$110,250.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

02/03/1999-04650
08:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 WMS 23.50

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/we have hereunto set my/our hand(s) and seal(s), this 15th

day of January, 19 99.

WITNESS:

(Seal)

(Seal)

(Seal)

Charles W. Brooks (Seal)
Charles W. Brooks

(Seal)
Virginia Brooks (Seal)
Virginia Brooks

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles W. Brooks and wife Virginia Brooks whose name is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of January, A. D., 19 99

James Holliman
3-12-2001
Notary Public

Inst # 1999-04650

EXHIBIT "A"

Lot 14, according to the Survey of Royal Pines, as recorded in Map Book 11 page 51, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

LESS AND EXCEPT the following described part:

Commence at the Northeast corner of said Lot 14; thence run South 69 deg. 33 min. 42 sec. West 186.90 feet along the Northerly line of said lot to the most Northerly corner of said lot and the point of beginning of said exception:

Thence run South 01 deg. 48 min. 36 sec. West 29.45 feet along the Westerly line of said lot; thence turn left 90 deg. 00 min. 00 sec. and run Southeast 20.80 feet; thence turn left 90 deg. 00 min. 00 sec. and run Northerly 10.00 feet; thence turn left 46 deg. 55 min. 54 sec. and run Northwest 28.48 feet to the point of beginning.

All being situated in Shelby County, Alabama.

Inst # 1999-04650

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