

Inst # 1999-07579

02/23/1999-07579
01:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

WARRANTY DEED 002 CDR 25.00

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

Send Tax Notice To:

JOHNNY C. SMITH
BETTY J. SMITH
406 THOMPSON ROAD
ALABASTER, AL 35007

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED FORTY THOUSAND AND NO/100 DOLLARS** (\$140,000.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **RODNEY A. CATLETT AND WIFE ANNE M. CATLETT**, (herein referred to as Grantor) do grant, bargain, sell and convey unto **JOHNNY C. SMITH AND BETTY J. SMITH** (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 21 SOUTH, RANGE 3 WEST, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, GO NORTH 1 DEGREE 45 MINUTES 30 SECONDS WEST ALONG THE EAST BOUNDARY OF SAID 1/4-1/4 SECTION 729.59 FEET; THENCE SOUTH 54 DEGREES 30 MINUTES 45 SECONDS WEST FOR 484.76 FEET TO THE EASTERLY BOUNDARY OF BIG OAK DRIVE; THENCE SOUTH 42 DEGREES 58 MINUTES EAST ALONG SAID EASTERLY BOUNDARY 612.00 FEET TO THE POINT OF BEGINNING.

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

\$ 126,000.00 of the purchase price recited above was paid from a mortgage loan closed 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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

IN WITNESS WHEREOF, We have hereunto set our hands and seal, this 19 day of DECEMBER, 1998.

Rodney A. Catlett
RODNEY A. CATLETT

Anne M. Catlett
ANNE M. CATLETT

STATE OF OHIO)
COUNTY OF COLUMBIANA)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **RODNEY A. CATLETT AND WIFE, ANNE M. CATLETT**, whose names 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 the 19 day of ~~February~~ ^{DECEMBER}, 1998.

Carrig L. Catlett
Notary Public

My Commission Expires: **CARRIE L. CATLETT, Notary Public**
State of Ohio
My commission expires September 3, 2001.

Inst # 1999-07579
02/23/1999-07579
01:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 25.00