

SEND TAX NOTICE TO:

Name: William O. Smith
Address: 2280 Tanglewood Brook Lane
Birmingham, Alabama 35243

Inst. 1999-15107

This instrument was prepared by

(Name) William H. Halbrooks
704 Independence Plaza
(Address) Birmingham, Alabama 35209

FM No. ATC 27 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

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

That in consideration of Three Hundred Ninety Thousand and no/100-----(\$390,000.00) DOLLARS

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

Edward Veston Colvin and wife, Mary Emily Rogers Colvin

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

William O. Smith and Gale T. 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:

See attached Exhibit "A".

Subject to current taxes, easements and restrictions of record.

04/09/1999-15107
11:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 WEL 401.00

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, we have hereunto set our hands and seals, this 2nd day of April 19 99

WITNESS:

_____ (Seal)

Edward Veston Colvin (Seal)
Mary Emily Rogers Colvin (Seal)
Mary Emily Rogers Colvin

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Edward Veston Colvin and Mary Emily Rogers Colvin 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 2nd day of April A. D. 19 99

William H. Halbrooks
Notary Public

EXHIBIT "A"

PARCEL I:

Lot 26, Mountain View Lake Company, 2nd Sector, as recorded in Map Book 3, Page 150.

PARCEL II:

Part of Lot 25, Mountain View Lake Company, 2nd Sector as recorded in Map Volume 3, Page 150, in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows:

From the Northwest corner of Lot 25, of said Mountain View Lake Company, 2nd Sector, run in an Easterly direction along the North line of said Lot 25, and also being the South line of Lot 26, of said subdivision for a distance of 222 feet more or less to a point on the west edge of the Lake and being the Northeast corner of said Lot 25, and being the southeast corner of said Lot 26, and being the point of beginning; thence turn an angle to the right of 180 degrees and run in a westerly direction along the north line of said Lot 25 for a distance of 222 feet more or less to the northwest corner of said Lot 25 and being marked by an existing old iron rebar; thence turn an angle to the left of 99 degrees, 03 minutes 36 seconds and run in a southerly direction along the west line of said Lot 25 and along the east right of way line of Smyer Lake Road for a distance of 75.0 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 87 degrees, 48 minutes, 46 seconds and run in an easterly direction for a distance of 231 feet, more or less to a point on the east line of Lot 25, and being the west line of the existing lake; thence turn an angle to the left and run in a northerly direction along the east line of said Lot 25 and the west line of the Lake for a distance of 50 feet, more or less to the point of beginning.

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