

SEND TAX NOTICE TO:

(Name) Stanley Smith
1740 County Road 39
(Address) Chelsea, Alabama 35043

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD
(Address) Columbiana, Alabama 35051

Form 1-1-4 Rev. 3/82
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 Twenty Five Thousand and 00/100 (\$25,000.00) DOLLARS

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

Thrasher/Hughins Properties, a partnership
(herein referred to as grantors) do grant, bargain, sell and convey unto

Stanley Smith and his wife, Delphia G. 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:

PROPERTY BEING CONVEYED IS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE PART AND PARCEL HEREOF AS FULLY AS IF SET OUT HEREIN, WHICH SAID EXHIBIT IS SIGNED FOR THE PURPOSE OF IDENTIFICATION.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

1. Transmission line permits in favor of Alabama Power Company recorded in Deed Book 126, Page 86; Deed Book 222, Page 735 and Deed Book 242, Page 462.
2. Right of way in favor of Shelby County recorded in Deed Book 135, Page 439 in Probate Office.
3. Title to all minerals underlying caption lands with all mining rights and privileges belonging thereto as severed in Deed Book 37, Page 289 in Probate Office.
4. Rights of others in and to easement east of caption lands.

Inst # 1999-24389

1999-24389
11:06 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

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 hand(s) and seal(s), this 10th

day of June, 19 99.

WITNESS:

Thrasher/Hughins Properties, a partnership
By: D.C. Thrasher (Seal)
D.C. Thrasher, Its Partner

By: B. Wayne Hughins (Seal)
B. Wayne Hughins, Its Partner

STATE OF ALABAMA }
SHELBY COUNTY }

SEE ATTACHED ACKNOWLEDGEMENT

I, _____, a Notary Public in and for said County, in said State, hereby certify that _____ 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 _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____, A.D. 19 _____

Notary Public

STATE OF ALABAMA
COUNTY OF SHELBY

Before me, the undersigned authority, a Notary Public in and for said County and State, hereby certify that D.C. Thrasher and B. Wayne Hughins, whose names as partners of Thrasher/Hughins Properties, 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 such conveyance, they, in their capacity as partners, executed the same voluntarily on the day the same bears date.

WITNESS my hand and seal this 10th day of June, 1999.

Corwin M. Fowler Jr
Notary Public

My Commission Expires: 8/8/2000

"EXHIBIT A"

A parcel of land in the SE 1/4 of the SE 1/4 of Section Five, Township 20 South, Range One West, Shelby County, Alabama described as follows: Commence at the Southeast corner of said Section Five, thence run West along the South section line 226.22 feet to a point on the West right of way of Shelby County Highway No. 39; thence continue last course 156.63 feet to the POINT OF BEGINNING; thence continue last course a distance of 241.37 feet; thence right 89 degrees 48 minutes 18 seconds and run North 354.91 feet; thence right 90 degrees 11 minutes 42 seconds and run East 137.86 feet; thence right 89 degrees 48 minutes 18 seconds and run South 140.83 feet; thence turn left 25 degrees 44 minutes 09 seconds and run Southeast 238.38 feet to the POINT OF BEGINNING.

ALSO a non-exclusive easement for ingress, egress and utilities, 40 feet wide, 20 feet on each side of the following described centerline: Commence at the Southeast corner of said Section Five; thence run West along the South section line 226.22 feet to a point on the West right of way of Shelby County Highway No. 39, said point being on a clockwise curve having a delta angle of 02 degrees 12 minutes 44 seconds a radius of 530.00 feet and a tangent of 10.23 feet; thence turn right 101 degrees 05 minutes 30 seconds to tangent and run North along the arc of said curve 20.46 feet to the POINT OF BEGINNING of said centerline; thence run West, parallel with the South section line 172.68 feet; thence turn right 64 degrees 04 minutes 04 seconds and run Northwest 257.66 feet to THE END of said centerline.

SIGN FOR IDENTIFICATION:

THRASHER/HUGHINS PROPERTIES, A PARTNERSHIP

By: D.C. Thrasher

D.C. Thrasher, Its Partner

By: B. Wayne Hughins

B. Wayne Hughins, Its Partner

Inst # 1999-24389

06/10/1999-24389
11:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MMS 40.00