

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
Suite 101, 1318 Alford Avenue
Birmingham, Alabama 35226

Send Tax Notice To:

1175 COUNTRY
2432 MAURY DR.
BIRMINGHAM, AL.
35242

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED FIFTY-THREE THOUSAND AND NO/100 Dollars (\$153,000.00) and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, JAMES D. SMITH and wife SHARON S. SMITH (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto JANE CONDREY and LEE CONDREY (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 7 according to the survey of Bent Tree Acres as recorded in Mapbook 23, Page 128 A & B in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 1999 and thereafter; (2) Easements, restrictions, rights-of-way, covenants, homeowner's association documents, association dues, whether for record or not; (3) Reaparian rights if applicable; (4) mineral and mining rights not owned by the Grantor.

The property conveyed herein is not the homestead of any of the Grantor or his spouse.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators covenant with the 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 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, the undersigned, _____ has hereunto set his hand and seal, this the 30 day of July, 1999.

James D. Smith
James D. Smith

Sharon S. Smith
Sharon S. Smith

Inst # 1999-32621

08/04/1999-32621
11:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

STATE OF ALABAMA)

COUNTY OF)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James D. Smith, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 20 day of July, 1999.

Notary Public

My Commission Expires: 3-1-2002

STATE OF ALABAMA)

COUNTY OF)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Sharon S. Smith, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 20 day of July, 1999.

Notary Public

My Commission Expires: 3-1-2002

Inst # 1999-32621

08/04/1999-32621
11:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HHS 164.00