

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

That in consideration of \$96,000 to the undersigned Grantor, Nancy L. Smith and Steven M. Smith, Wife and Husband, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Jason D. Preston, an unmarried man and Kelly M. Snow an unmarried woman (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot A, Block 11, according to the Amended Map of Riverwood, 7th Sector, as recorded in Map Book 9, page 81, in the Probate Office of Shelby County, Alabama.

Property address: 3060 Riverwood Terrace, Birmingham, AL 35242

Property to become the Homestead of the Grantees.

Nancy L. Smith is one and the same person as Nancy L. Morrison.

Subject to taxes for the year 2000 and subsequent years, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$ 95,427.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20th day of August, 19 99.

By:

Nancy L. Smith
Grantor

Steven M. Smith
Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Nancy L. Smith and Steven M. Smith, Wife and Husband whose name(s) 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 20th day of August, 19 99

[Signature]
Notary Public
Commission Expires 12/23/00

THIS INSTRUMENT PREPARED BY:
Kevin K. Hays, PC
200 Canyon Park Drive
Pelham, AL 35124

SEND TAX NOTICES TO:
Jason D. Preston
3060 Riverwood Terrace
Birmingham, AL 35242

Inst. # 1999-35430

08/24/1999-35430
09:55 AM CERTIFIED
SHELBY COUNTY JUDGE & CLERK
J. SM