

THIS INSTRUMENT PREPARED BY:

James E. Roberts
P. O. Box 370004
Birmingham, AL 35237

Send Tax Notice To:

James D. Smith, Jr. DMD
4960 Valleydale Road
Hoover, AL 35242

WARRANTY DEED (Joint Tenants With Right of Survivorship)

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I or we,

Magic City Title Company, Inc.,

(herein referred to as Grantor), grant, bargain, sell and convey unto,

James D. Smith, Jr. and, his wife, Sharon S. 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 LEGAL ATTACHED AS EXHIBIT A.

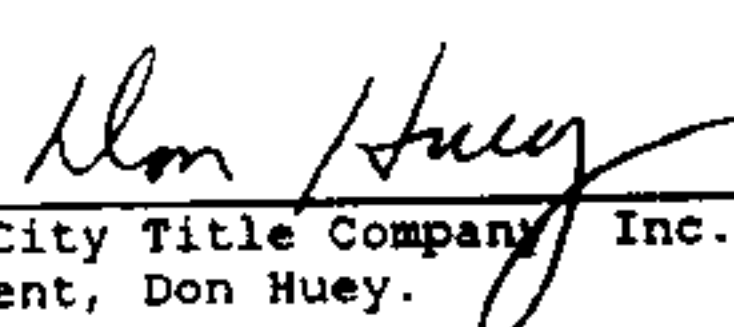
Subject to any and all easements and restrictions of record.

Subject to that certain mortgage to Alliant Bank recorded in the office of the Probate Judge of Shelby County at Inst.number 1999, Page 21519.

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 said Grantor does for itself and for its heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its 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.

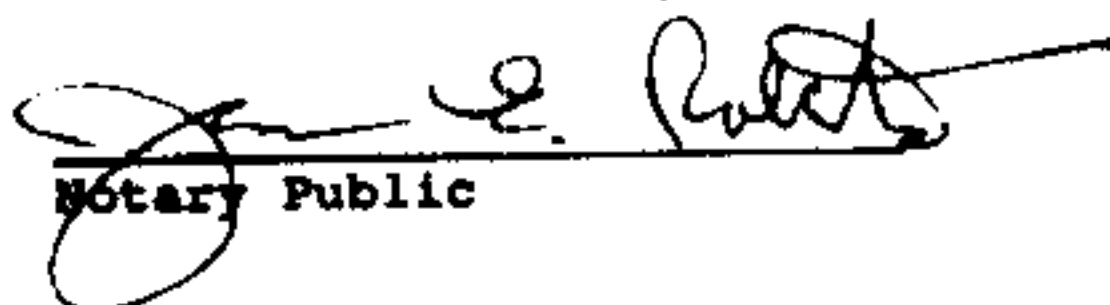
IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s) this the 17th day of Sept., 1999.

 (Seal)
Magic City Title Company, Inc. by its
President, Don Huey.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned notary public in and for said county in said state, hereby certify that before me personally appeared DON HUEY, who acknowledged himself to be the President of Magic City Title Company, Inc., and that he, as such President, being authorized so to do, executed the foregoing instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of Sept., 1999.


Notary Public

[SEAL]

My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Apr. 7, 2001.
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Inst # 1999-43372

10/20/1999-43372
10:12 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 12.00

EXHIBIT A

PARCEL A:

A part of the Southeast 1/4 of the Southeast 1/4 of Section 2, Township 19 South, Range 2 West, more particularly described as follows: Begin at the Southwest corner of the Southeast 1/4 of Section 2, Township 19 South, Range 2 West, and run North along the West line of said 1/4-1/4 section for a distance of 50.07 feet; thence an angle to the right of 93 degrees, 10 minutes and run East parallel with the South line of said 1/4-1/4 section 264.60 feet; thence at an angle to the right of 50 degrees, 03 minutes and run in a southeasterly direction 65.23 feet, said point being on the south line of said 1/4-1/4 section; thence an angle to the right of 129 degrees, 57 minutes and run west on south line of said 1/4-1/4 section 303.72 feet to the point of beginning; being situated in Shelby County, Alabama.

PARCEL B:

Begin at the NW corner of the NE 1/4 of NE 1/4 of Section 11, Township 19 South, Range 2 West; thence run south a distance of 155.6 feet for point of beginning; thence continue said course a distance of 124.43 feet to the NW right of way boundary of paved county road; thence turn left an angle of 134 degrees, 25 minutes, 20 seconds and run Northeasterly along said NW right of way boundary of paved county road a distance of 65.29 feet; thence turn left an angle of 76 degrees, 11 minutes and run northwesterly a distance of 91.55 feet to point of beginning; being situated in the NE 1/4 of NE 1/4 of Section 11, Township 19 South, Range 2 West, Shelby County, Alabama.

PARCEL C:

Begin at the NW corner of the NE 1/4 of NE 1/4 of Section 11, Township 19 South, Range 2 West for point of beginning; thence run South a distance of 155.6 feet; turn left an angle of 30 degrees, 36 minutes, 20 seconds and run Southeasterly a distance of 91.55 feet to the NW right of way boundary of paved county road; thence run left an angle of 98 degrees, 28 minutes and run Northeasterly along said right of way boundary of paved county road for property line a distance of 346.97 feet to the north line of said NE 1/4 of NE 1/4; thence turn left an angle of 138 degrees, 04 minutes and run west along said north line a distance of 316.40 feet to the point of beginning; being situated in the NE 1/4 of the NE 1/4 of Section 11, Township 19 South, Range 2 West, Shelby County, Alabama.

Inst # 1999-43372

10/20/1999-43372
10:12 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 12.00