

SEND TAX NOTICE TO:

✓ William G. Smith and Lynda F. Smith

112 Westover Circle

Harpersville, Alabama 35078

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

Inst # 1999-44119

10/26/1999-44119
02:27 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 WMS 11.90

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollar (\$1.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we, **William Glason Smith** and wife, **Lynda Faye Smith** (herein referred to as grantors) do grant, bargain, sell and convey unto **William Glason Smith** and wife, **Lynda Faye 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:

Parcel I:

Commence at the SE corner of Section 24, Township 19 South, Range 1 East, thence run North along the East line of said Section a distance of 1480.04 feet, to the South line of an old road, thence turn an angle of 103 degrees 31 minutes to the left and run a distance of 114.34 feet, thence turn an angle of 11 degrees, 59 minutes to the right and run a distance of 567.00 feet, thence turn an angle of 32 degrees 12 minutes to the right and run a distance of 182.50 feet, to the point of beginning, thence turn an angle of 11 degrees 34 minutes to the right and run a distance of 210.00 feet, thence turn an angle of 90 degrees 40 minutes to the left and run a distance of 164.10 feet, thence turn an angle of 53 degrees 11 minutes to the left and run a distance of 262.30 feet, thence turn an angle of 126 degrees 49 minutes to the left and run a distance of 318.80 feet, to the point of beginning. Situated in the East half of the Southeast quarter of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama.

Parcel II:

SE ¼ of SE ¼ of Section 24, Township 19, Range 1 East. All of the NE ¼ of the SE ¼ which lies South of the Florida Short Route Highway right-of-way, Section 24, Township 19, Range 1 East.

LESS AND EXCEPT the following described parcels:

Property described in deed to Lettie M. Patterson as shown by deed dated 11/18/60, recorded in Deed Book 212, Page 412 in the Probate Office of Shelby County, Alabama.

Property described in deed to Alfred Vincent Johnson as shown by deed dated 6/18/70 recorded in Deed Book 262, Page 723 in said Probate Office.

Property described in deed to Alfred Vincent Johnson as shown by deed dated 6/18/70 recorded in Deed Book 262, Page 724 in said Probate Office.

Property described in deed to Horace L. Thacker as shown by deed dated 4/18/73, recorded in Deed Book 279, Page 747 in said Probate Office.

This deed is executed for the purpose of creating joint ownership with right of survivorship in the Grantees, and it is intended to describe and convey all property owned by Grantors, or either of them, in Section 24, Township 19, Range 1 East, Shelby County, Alabama, whether correctly described herein or not.

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, I, or each of us, have hereunto set my or our hands and seals, this 26th day of October, 1999.

William Glason Smith (SEAL)
William Glason Smith

Lynda Faye Smith (SEAL)
Lynda Faye Smith

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **William Glason Smith** and wife **Lynda Faye Smith**, 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 26th day of October, 1999.

Paula Head (SEAL)
Notary Public

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