

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

**SEND TAX NOTICE TO:**

(Name) John C. Chase

(Address) \_\_\_\_\_  
Inst # 2000-14209

This instrument was prepared by: **MIKE T. ATCHISON**  
P. O. Box 822  
Columbiana, AL 35051

05/02/2000-14209

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** **05-18 AM CERTIFIED**  
Shelby County, Alabama Notary Public, State of Alabama, TX

**STATE OF ALABAMA** } **KNOW ALL MEN BY THESE PRESENTS.**  
**Shelby** COUNTY }

That in consideration of One Hundred Six Thousand and no/100 DOLLARS

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

**Scotty Lynn Smith and wife, Deborah Regina Smith**

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

**John C. Chase and wife, Connie Eileen Chase**

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Begin at the Southwest corner of the NOrtheast 1/4 of the Northwest 1/4 of Section 3, Township 22 South, Range 4 West; thence run North 89 degrees 59 minutes 31 seconds East for 233.00 feet; thence run North 00 degrees 01 minute 02 seconds West for 542.01 feet; thence run South 89 degrees 59 minutes 34 seconds West for 77.00 feet; thence run South 19 degrees 25 minutes 02 seconds West for 85.00 feet; thence run North 48 degrees 25 minutes 36 seconds West for 172.00 feet to a point on the West line of said 1/4 degrees 1/4; thence run South 55 degrees 18 minutes 43 seconds West for 17.13 feet; thence run North 03 degrees 47 minutes 41 seconds East for 207.13 feet to a point on the Southwesterly right of way line of Shelby County Highway No. 10; thence run North 34 degrees 12 minutes 51 seconds West, along said right of way line for 219.49 feet; thence run South 45 degrees 40 minutes 09 seconds West for 358.77 feet; thence run South 76 degrees 34 minutes 05 seconds East for 123.15 feet; thence run South 19 degrees 45 minutes 08 seconds West for 187.96 feet; thence run North 89 degrees 59 minutes 54 seconds West for 41.59 feet; thence run South 26 degrees 54 minutes 23 seconds West for 243.57 feet; thence run South 43 degrees 14 minutes 54 seconds East for 181.04 feet; thence run South 28 degrees 46 minutes 56 seconds East for 164.92 feet to a point on the South line of the Northwest 1/4 of the Northwest 1/4 of said Section 3; thence run North 89 degrees 59 minutes 25 seconds East for 254.19 feet to the Point of Beginning.

According to the survey of Steven M. Allen, dated April 14, 1998.

This is a corrective deed correcting legal description recorded in Inst. No. 1998-30301 in Probate Office of Shelby County, Alabama.

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 the simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantee 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 the 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 September day of 1999

WITNESS:

(Seal)

(Seal)

(Seal)

Scotty Lynn Smith (Seal)  
Deborah Regina Smith (Seal)  
Deborah Regina Smith (Seal)

**STATE OF ALABAMA** }  
**Shelby** COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Scotty Lynn Smith and Deborah Regina Smith whose name is 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 31st day of March A. D. 19 2000

Notary Public, Alabama State At Large  
My Commission Expires Jan 23, 2001

Notary Public