

This form provided by
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) Gray T. Smith
1806 Chestnut Street
(Address) San Carlos, CA 94070

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

Form 1-1-3 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

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

That in consideration of Three Hundred Thousand and no/100----- DOLLARS

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

Thomas E. Smith and wife, Edna Mae Smith

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

Gray T. Smith and Pamela J. 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:

The NW 1/4 of SW 1/4, Section 32, Township 20, Range 1 East, subject to Alabama Power Company transmission line permits and public road rights of way, and also subject to graves presently actually on said land.

Subject to taxes for 2000 and subsequent years, easements, restrictions, rights of way and permits of record.

\$150,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Inst # 2000-19052

06/07/2000-19052
01:55 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 9NA 158.30

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 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, we have hereunto set our hand(s) and seal(s), this 6th day of June, 2000

WITNESS:

(Seal)

Thomas E. Smith
Thomas E. Smith

(Seal)

(Seal)

Edna Mae Smith
Edna Mae Smith

(Seal)

(Seal)

STATE OF ALABAMA

COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Thomas E. Smith and Edna Mae Smith whose name s 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 executed the same voluntarily on the day the same bears date.

(Given under my hand and official seal this

day of

June 2000

Notary Public