

This instrument was prepared by:
Clayton T. Sweeney, Attorney

2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
Chris Lawrence Smith
Jennifer L. Smith
933 Colonial Drive
Alabaster, AL 35007

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Forty-Nine Thousand Five Hundred Dollars and No/100's---(\$149,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we CYNTHIA P. McDANIEL, an unmarried woman, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto Chris Lawrence Smith and Jennifer L. Smith herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

Lot 85, according to the Survey of Navajo Hills, Ninth Sector, as recorded in Map Book 10, page 84 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:
Ad valorem taxes for 2000 and subsequent years not yet due and payable until October 1, 2000 Existing covenants and restrictions, easements, building lines, and limitations of record.

\$ 142,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith

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 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, and that I/we will and my/our heirs, executors, and administrators 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, I/we have hereto set my/our hand(s) and seal(s), this the 27th day of April, 2000.

Cynthia P. McDaniel
CYNTHIA P. McDANIEL

STATE OF MS
Hinds COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that CYNTHIA P. McDANIEL and , 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/they executed the same voluntarily on the day the same bear date.

Given under my hand and official seal this 27th day of April, 2000.

Rachel K. Judd
Notary Public
My Commission Expires: 4/30/2001

AFFIX SEAL

06/08/2000-19130
09:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 198 16.00

Inst. • 2000-19130

CLAYTON T. SWEENEY, ATTORNEY AT LAW