

This instrument was prepared by

Send Tax Notice To: Russell L. Smith
name
205 Camellia Drive
address
Pelham, AL 35043

(Name) Larry L. Halcomb, Attorney at Law
3512 Old Montgomery Highway
(Address) Birmingham, Alabama 35209

Inst # 2000-28172

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Ninety Five Thousand and no/100-----(\$195,000.00)

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

J. Alton Wright d/b/a Alton Wright Construction

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

Russell L. Smith & Lora D. Yeager-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:

Lot 16, according to the Survey of Windstone III as recorded in Map Book 26, Page 60, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for year 2000.

Subject to 25-foot building line on the north and east side of lot as shown on recorded map.

Subject to easement of undetermined size on the northeast and east side of lot as shown on recorded map.

Subject to restrictions and covenants appearing of record in Inst. #2000-606; Inst. #1998-51875; Inst. #1999-50423 and Inst. #1999-16151.

Subject to right-of-way granted to Alabama Power Company recorded in Volume 236, Page 158; Volume 230, Page 832; Volume 230, Page 834; Volume 126, Page 67 and Volume 216, Page 616.

Subject property is not the homestead of J. Alton Wright nor his spouse.

\$156,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

08/18/2000 09:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMS 47.50

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 have hereunto set my hand(s) and seal(s), this 10th day of August, 2000.

J. Alton Wright d/b/a Alton Wright Construction

____ (Seal)

BY: J. Alton Wright (Seal)
J. Alton Wright

____ (Seal)

____ (Seal)

____ (Seal)

____ (Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that J. Alton Wright, a married man whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily * on the day the same bears date.

Given under my hand and official seal this 10th day of August A.D., 2000

*both individually and in his capacity as owner and sole proprietor of J. Alton Wright d/b/a Alton Wright Construction

Notary Public