

THIS INSTRUMENT PREPARED BY:

DOUGLAS ROGERS, Attorney at Law
3106 Independence Drive, Birmingham, AL 35209

SEND TAX NOTICE TO:

Thomas C. Smith
Sonia K. Smith
331 Highway 32
Columbiana, AL 35051

WARRANTY DEED
(Joint Tenants With Right Of Survivorship)

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of

Two Hundred Thirty Five Thousand and no/100-----Dollars (\$235,000.00),

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **Milton R. Smith and wife Kimberly L. Smith** (herein referred to as Grantor), does grant, bargain, sell and convey unto **Thomas C. Smith and Sonia K. 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:

Legal on attached Exhibit A

Subject to easements, restrictions, rights of way and building lines of record.

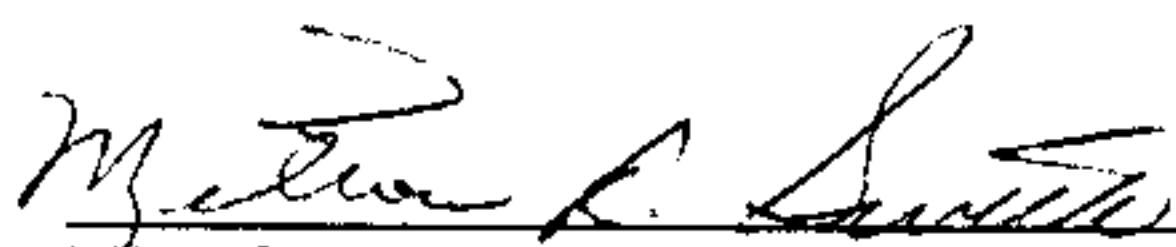
Subject to taxes for 2001.

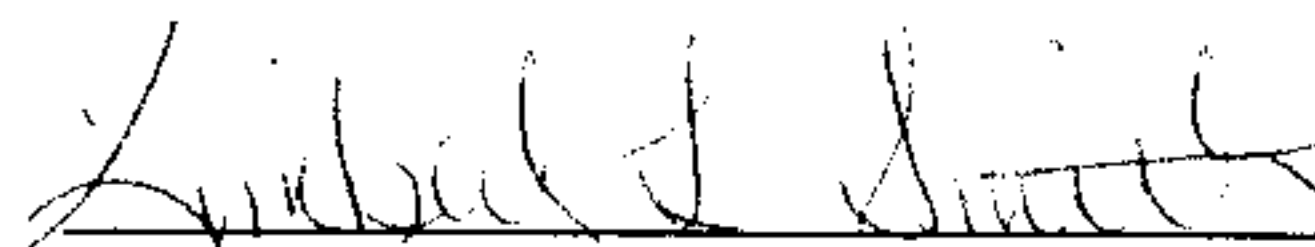
\$ 188,000.00 of the above consideration was paid from a mortgage loan closed simultaneously herewith.

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 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 (we) have hereunto set my (our) hand(s) and seal(s), this 28th day of December, 2000.


MILTON R. SMITH (SEAL)


KIMBERLY L. SMITH (SEAL)

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Milton R. Smith and Kimberly L. Smith 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 bears date.

Given under my hand and official seal this 28th day of December, 2000


NOTARY PUBLIC
My Commission Expires 9/9/2003

01/05/2001-00534
12:42 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NMB 61.00

Inst # 2001-00534

EXHIBIT A

Begin at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 11, Township 20 South, Range 1 West, Shelby County, Alabama; thence run South along the East line of said 1/4-1/4 section a distance of 466.69 feet; thence turn an angle of 89 degrees 04 minutes to the right and run a distance of 466.69 feet; thence turn an angle of 90 degrees 56 minutes to the right and run a distance of 466.69 feet to the North line of said 1/4-1/4 section; thence turn an angle of 89 degrees 04 minutes to the right and run east along the North line of said 1/4-1/4 section a distance of 466.69 feet to the point of beginning; being situated in the Southwest 1/4 of Northeast 1/4 of Section 11, Township 20 South, Range 1 West, Shelby County, Alabama.

Also, a 40.00 feet easement for driveway, described as follows:

Commence at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 11, Township 20 South, Range 1 West; thence run South along the East line of said 1/4-1/4 section a distance of 466.69 feet to the point of beginning; thence continue South along said East line of 1/4-1/4 section a distance of 206.91 feet to the Northwest right of way line of Shelby County Highway No. 32; thence turn an angle of 52 degrees 04 minutes 55 seconds to the right and run along said Highway right of way a distance of 50.70 feet; thence turn an angle of 127 degrees 55 minutes 05 seconds to the right and run a distance of 237.42 feet to the South line of afore described tract; thence turn an angle of 89 degrees 04 minutes to the right and run along said South line of property a distance of 40 feet to the point of beginning. Being situated in the Southwest 1/4 of the Northeast 1/4 of Section 11, Township 20 South, Range 1 West, Shelby County, Alabama.

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