

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) Franklin E. Smith  
(Address) P.O. Box 1568  
Columbiana, Al. 35051

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

Form 1-1-5 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 Forty Thousand and no/100 ----- DOLLARS

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

Edgar Thornburg, a married man, and Martha Wilder, a married woman

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

Franklin E. Smith and Brenda 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:

Lots 1, 2, 3, 4, 5, 6, 7, 20, 22, Block 137, Saffords Map of the Town of Shelby, Alabama recorded in Map Book 3, Page 47, in the Probate Office of Shelby County, Alabama.

ALSO:

Begin at the Northwest corner of Block 137, according to Saffords survey of the Town of Shelby; thence North 86 degrees 30 minutes East along Block line 175 feet; thence North 3 degrees 30 minutes West 209 feet to L & N Railroad Reservation; thence South 50 degrees 35 minutes West along Railroad Reservation to 7th Street; thence South 3 degrees 30 minutes East along East boundary line of 7th Street to point of beginning. Lying and being in Southwest Quarter (SW 1/4) of Southwest Quarter (SW 1/4), Section 18, Township 22, Range 1 East, Shelby County, Alabama.

Edgar Thornburg, AKA Dewey E. Thornburg, Jr., and Martha Wilder are the surviving heirs at law of Dewey E. Thornburg, Sr. and Onzell Thornburg. Dewey E. Thornburg, Sr. is deceased, having died July 4, 1999 and Onzell Thornburg is deceased, having died October 24, 1999. They died testate, but said will, will not be probated.

The above described property is not the homestead of the grantors or of their respective spouses.

Grantors reserve the right of first refusal upon the sale and to be at fair market value.

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 HEREOF, we have hereunto set our hand(s) and seal(s), this 5 day of March, 2001.

WITNESS:

\_\_\_\_\_(Seal) Edgar Thornburg (Seal)  
Edgar Thornburg  
\_\_\_\_\_(Seal) Martha Wilder (Seal)  
Martha Wilder  
\_\_\_\_\_(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA }  
Shelby COUNTY }

I, \_\_\_\_\_, a Notary Public in and for said County, in said State,

hereby certify that Edgar Thornburg and Martha Wilder 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5 day of March, A. D., 19 2001

Commission Expires: 10-6-04

Calvin Turner

Inst # 2001-09908

03/19/2001-09908  
02:48 PM CERTIFIED  
SHELBY COUNTY PROBATE