

\$ 500.00

SEND TAX NOTICE TO: (Name) Edward Smith and wife
Doris Smith
(Address) 891 Highay 467
Vincent, AL 35178

THIS INSTRUMENT PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

Inst # 2001-25410

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00)**, and other good and valuable consideration, in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we, **James L. Frost and wife, Sherry Frost**, (herein referred to as grantors) do grant, bargain, sell and convey unto **Edward Smith and wife, Doris Smith** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, all of our undivided joint survivorship life estate interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the SW corner of the NE 1/4 of the NE 1/4 of Section 33, Township 18 South, Range 2 East, thence run Easterly along the South line of said 1/4 1/4 a distance of 290.42 feet to the Westerly right of way line of the Central of Georgia Railroad; thence turn left 98 deg. 49 min. 37 sec. and run Northwesterly along said railroad right of way line a distance of 228.96 feet to the Southerly right of way line of Shelby County Road No. 467; thence turn left and run Southwesterly along said right of way a distance of 353 feet, more or less, to the point of beginning; being situated in the N 1/2 of the NE 1/4 of Section 33, Township 18 South, Range 2 East.

Being the same property described in Instrument # 1993-40136 and Instrument # 1995-32344 in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO remainder interest in the above property which was conveyed to Edward L. Strop and Jeremy W. Strop by deed dated October 23, 1995, recorded as Instrument No. 1995-32344.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, except for remainder interest noted above; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 20th day of June, 2001.

James L. Frost (SEAL)
James L. Frost

Sherry Frost (SEAL)
Sherry Frost

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **James L. Frost and Sherry Frost**, whose names 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 20th day of June, 2001.

Lauree Brasher
Notary Public

06/20/2001-25410
01:22 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MB 11.50