

This instrument was prepared by:

Corley, Moncus & Ward, P.C.
400 Shades Creek Parkway
Birmingham, AL 35209

Send Tax Notice To: Mark A. Smith and Yvette A. Coley-Smith
4037 Cross Grove Circle
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP Inst # 2001-36350

STATE OF ALABAMA

SHELBY COUNTY

} KNOW ALL MEN BY THESE PRESENTS, JUDGE OF PROBATE
08/24/2001-36350
11:15 AM CERTIFIED
001 CH 50.00

That in consideration of One Hundred Seventy Nine Thousand dollars and no/100 (\$179,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Michael Belford and wife, Lucille A. Belford (herein referred to as grantors) do grant, bargain, sell and convey unto Mark A. Smith and wife, Yvette A. Coley-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 26, according to the Survey of Little Ridge Estates, as recorded in Map Book 9, Page 174, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$143,200.00 of the Purchase Price was paid from the proceeds of a mortgage recorded 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, we have hereunto set our hands and seals, this 20th day of August, 2001.

_____ (Seal)	<u>Michael Belford</u> (Seal) Michael Belford
_____ (Seal)	<u>Lucille A. Belford</u> (Seal) Lucille A. Belford
_____ (Seal)	_____ (Seal)
	_____ (Seal)

STATE OF ALABAMA

SHELBY COUNTY

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General Acknowledgment

I, Claude M. Moncus, a Notary Public in and for said County, in said State, hereby certify that Michael Belford and wife, Lucille A. Belford 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 August, 2001.

My commission expires: 12/28/2003

Claude M. Moncus
Claude M. Moncus, Notary Public