

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) Johnny L. Lowe
(Address) 2 Lake Forest Lane
Wilsonville, AL 35186

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 Sixteen Thousand and no/100-----DOLLARS

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

Basil R. Smith, a married man

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

Johnny L. Lowe and Jean F. Lowe

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

See Attached Exhibit "A" for Legal Description.

Subject to taxes for 2001 and subsequent years, easements, restrictions, rights of way and permits of record.

Basil R. Smith is the surviving grantee in that certain deed recorded in Deed Book 348, Page 130, in the Probate Office of Shelby County, Alabama; the other grantee, Valera Smith, having died on or about the 20th day of May, 1993.

\$10,000.00 of the above recited consideration is paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR OF HIS SPOUSE.

Inst # 2001-38473

09/06/2001-38473
10:39 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MSB 20.00

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 30th day of August, 2001.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Basil R. Smith (Seal)
Basil R. Smith

_____(Seal)

_____(Seal)

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Basil R. Smith whose name 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of August, A. D., 19 2001

My Commission Expires: 10/06/04

Collette Fulmer

Notary Public.

EXHIBIT "A"
LEGAL DESCRIPTION

Lots No. 11 and 12, in Block No. 4, according to J.W. Johnston's Addition to the Town of Columbiana, Alabama, as shown by survey and map of said Addition and made and certified by J.D. Moor, a Civil Engineer, and dated July 18, 1924, as shown of record in the Probate Office of Shelby County, Alabama, and which said lots are more accurately described by a survey made by Harold J. Lewis, a registered surveyor, to-wit:
Commencing at the Northwest corner of Section 25, Township 21 South, Range 1 West, and run thence East along said Section line, a distance of 645 feet to an iron pin marking the Southwest corner of the J.B. Turner residence lot; run thence South 7 degrees and 20 minutes East a distance of 426.2 feet to a point on the curb at the Northwest corner of the intersection of Thompson and Center Streets; run thence South 13 degrees and 47 minutes East a distance of 337.5 feet to a point on the East curb of Thompson Street at the Northwest corner of the present Public School Lot; run thence North 73 degrees and 14 minutes East, a distance of 507 feet to the Southwest corner of Lot No. 12, in Block No. 4, of said Johnston's Addition and at the intersection of an old ditch and a fence line for the point of beginning of the lot or tract herein described and conveyed: Continuing thence North 73 degrees and 14 minutes East a distance of 16 feet, to the Southeast corner of Lot No. 12 in Block No. 4 of said Johnston's Addition; run thence North 49 degrees 30 minutes East a distance of 140 feet to a point on the East line of Lot 11 in Block No. 4 of Johnston's Addition; run thence North 46 feet to the Northeast corner of said Lot No. 11 in Block No. 4; run thence West 140 feet to the Northwest corner of said Lot No. 11; run thence South along a fence, a distance of 100 feet to the point of beginning at the Southwest corner of said Lot No. 12 in Block No. 4, being part of the NW 1/4 of the NW 1/4 of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.

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