

Keep
W.W.

SEND TAX NOTICE TO:
(Name) **T. Wayne Smith and Diane Spain Smith**
(Address) _____

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

Inst # 2001-55185

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

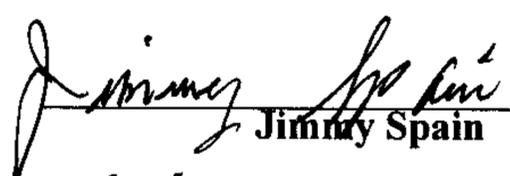
That in consideration of **ONE & NO/100 (\$1.00) dollars**, and other good and valuable consideration, in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we, **Jimmy Spain and wife, Billie Ruth Spain**, (herein referred to as grantors) do grant, bargain, sell and convey unto **T. Wayne Smith and wife, Diane Spain 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:

A part of Lot 7 B according to map of Spain Estate as recorded in the Probate Office of Shelby County, Alabama in Map Book 5, page 32, more particularly described as follows: Begin at the NE corner of said Lot 7 B and run thence in a Westerly direction a distance of 206.00 feet along the Northern boundary thereof, to a point which is the NW corner of said Lot 7 B; thence turn to the left and run Southerly along the Western boundary of said Lot 7 B a distance of 16.00 feet to a point; thence turn to the left and run in a Northeasterly direction a distance of 206.62 feet, more or less, to the point of beginning.

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; 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.

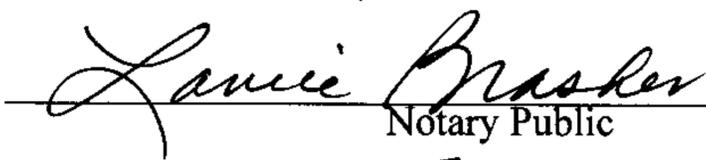
IN WITNESS WHEREOF, we have hereunto set our hands and seals this 25th day of October, 2000.

 _____ (SEAL)
Jimmy Spain
 _____ (SEAL)
Billie Ruth Spain

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jimmy Spain and wife, Billie Ruth Spain**, whose names are signed to the foregoing conveyance, and 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 25th day of October, 2000.

 _____ (SEAL)
Lannie Brasher
Notary Public

12/17/2001-55185
10:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 11.50