

This form provided by

SEND TAX NOTICE TO:

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

(Name) Isom M. Dawson

(Address) 17706 Hwy 25
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 Fourteen Thousand and no/100-----DOLLARS

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

Billy Ray Smith and wife, Helen Smith

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

Isom M. Dawson and wife, Deborah H. Dawson

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

Shelby

County, Alabama to-wit:

Commence at the NE corner of Section 5, Township 22 South, Range 1 West and run West 820 feet to the point of beginning of the lot herein described; from said point of beginning continue West along the North line of said Section 160 feet to a point; thence turn to the left and run South parallel to the East line of said Section 660 feet to a point; thence turn to the left and run in an Easterly direction parallel with the North line of said Section, 55 feet; thence turn to the left and run in a Northerly direction parallel with the East line of said Section 420 feet to a point; thence turn to the right and run in an Easterly direction parallel with the North line of said Section 105 feet to a point; thence turn to the left and run in a Northerly direction parallel with the East line of said Section 240 feet to the point of beginning of the lot herein described; said property being in the NE 1/4 of NE 1/4 of Section 5, Township 22 South, Range 1 West, Shelby County, Alabama.

Subject to taxes for 2002 and subsequent years, easements, restrictions, rights of way, and permits of record.

ALL OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HERewith.

02/13/2002-07644
02:56 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HEL 12.00

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, we have hereunto set our hand(s) and seal(s), this 13th day of February, 2002.

WITNESS:

(Seal)

Billy Ray Smith

(Seal)

Billy Ray Smith

(Seal)

Helen Smith

(Seal)

Helen Smith

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Billy Ray Smith and wife, Helen Smith 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 13th day of February, A.D., 2002.

My Commission Expires: 10/16/14

[Signature]

Notary Public.

Inst # 2002-07644