

**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Five Hundred and No/100 (\$500.00) and other valuable considerations to the undersigned GRANTOR(S), WALTER G. SMITH, AN UNMARRIEDMAN (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents GRANT, BARGAIN, SELL and CONVEY unto TIMOTHY WAYNE SMITH AND BOBBIE JEAN SMITH, hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby, State of Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

WALTER G. SMITH IS THE SURVIVING GRANTEE OF HAZEL SMITH HAVING DIED ON NOVEMBER 1, 1996.

SUBJECT TO EXISTING EASEMENTS, CURRENT TAXES, RESTRICTIONS, SET-BACK LINES AND RIGHT OF WAY, IF ANY, OF RECORD.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I (we) have a good right to sell and convey the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby **WARRANT AND WILL FOREVER DEFEND** the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this the 6th day of August, 2002.



WALTER G. SMITH

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said county and state hereby certify that WALTER G. SMITH, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she/they, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 6th day of August, 2002.

My Comm. Exp.:

July 31, 2005



NOTARY PUBLIC

**THIS INSTRUMENT PREPARED BY:
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, AL 35243**

EXHIBIT "A"

COMMENCE AT AN IRON PIN THAT IS THE LOCALLY ACCEPTED SOUTHEAST CORNER OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 14, T-22-S, R-1-W, SHELBY COUNTY, ALABAMA SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 90 DEG. 00' 00" WEST, A DISTANCE OF 367.25 FEET TO AN IRON PIN; THENCE NORTH 00 DEG. 00' 00" WEST, A DISTANCE OF 232.62 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY MARGIN OF OLD SHELBY SPRING ROAD (40' R.O.W. – PER TAX MAP), SAID POINT ON A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 419.89 FEET; THENCE ALONG SAID MARGIN AND CURVE, A CHORD WITH BEARING OF SOUTH 86 DEG. 03' 42" EAST A DISTANCE OF 357.49 FEET TO A POINT; THENCE CONTINUE ALONG SAID MARGIN SOUTH 60 DEG. 52' 02" EAST, A DISTANCE OF 18.77 FEET TO A POINT; THENCE LEAVING SAID MARGIN SOUTH 01 DEG. 40' 10" WEST, A DISTANCE OF 199.01 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL OF LAND BEING THAT SAME PARCEL OF LAND AS DESCRIBED IN BOOK 216 AT PAGE 149, BOOK 216, PAGE 150 AND BOOK 214 AT PAGE 390; LYING IN THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 14, T-22-S, R-1-W, SHELBY COUNTY, ALABAMA.

SAID DESCRIBED PARCEL OF LAND SUBJECT TO ROADWAY SUMMARY FINAL JUDGMENT (DITCH TO DITCH) DATED JUNE 4, 1996 IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA.