

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20030103000005760 Pg 1/2 22.50  
Shelby Cnty Judge of Probate, AL  
01/03/2003 12:49:00 FILED/CERTIFIED

STATE OF ALABAMA  
County of SHELBY  
Presents:

Send Tax Notice To:  
BARRY C. SMITH and LEANNA SMITH  
1000 INDEPENDENCE DRIVE  
ALABASTER, ALABAMA 35007

That in consideration of  
THAT IN CONSIDERATION OF **One Hundred Sixty-Five Thousand and 00/100 DOLLARS (165,000.00)**  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,  
we, MICHAEL R. ARNETT and SANDRA K. ARNETT, A MARRIED COUPLE

(herein referred to as grantors) do grant, bargain, sell and convey unto  
BARRY C. SMITH and LEANNA 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:  
SEE EXHIBIT "A"

**Subject to Easements, Restrictions and rights of way of record.**  
**\$156,750.00 of the Purchase Price was obtained by a Purchase Money Mortgage filed simultaneously herewith.**

To Have And To Hold unto the said Grantees BARRY C. SMITH and LEANNA SMITH 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/WE have hereunto set MY/OUR hand(s) and seal(s), this 20th day of December, 2002.  
WITNESS:

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

Michael R. Arnett (Seal)  
MICHAEL R. ARNETT  
Sandra K. Arnett (Seal)  
SANDRA K. ARNETT

STATE OF ALABAMA  
COUNTY OF JEFFERSON  
I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that MICHAEL R. ARNETT AND SANDRA K. ARNETT A MARRIED COUPLE whose name(s) is/are signed to the foregoing conveyance, and who is/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 December A.D., 2002.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: 8/12/06  
60975  
PREPARED BY ALAN KEITH 2100 LYNNGATE DRIVE, BIRMINGHAM, AL 35216

[Signature]  
[Notary Seal]

EXHIBIT "A"

LOT 97, ACCORDING TO THE SURVEY OF NAVAJO HILLS, NINTH SECTOR, AS  
RECORDED IN MAP BOOK 10, PAGE 84 A & B, IN THE PROBATE OFFICE OF SHELBY  
COUNTY, ALABAMA.