


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) Skipper Smith  
(Address) 3552 Hwy 331  
COLUMBIANA, AL 35051

This instrument was prepared by:

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,**

  
20030117000034070 Pg 1/1 12.00  
Shelby Cnty Judge of Probate, AL  
01/17/2003 10:10:00 FILED/CERTIFIED

That in consideration of Two Hundred Thirty Thousand and no/100----- DOLLARS

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

Harlan J. Browning and wife, Elaine A. Browning

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

Billy E. Smith, Jr. and wife, Carol H. 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:

The Southeast Quarter of the Northeast Quarter of Section 34, Township 20, Range 2  
West, Shelby County, Alabama.

Subject to taxes for 2003 and subsequent years, easements, restrictions, rights of way  
and permits of record.

All of the above consideration was paid from a mortgage recorded simultaneously herewith.

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 16th  
day of January, 2003.

WITNESS:

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

**STATE OF ALABAMA** }  
**Shelby** COUNTY }

Harlan J. Browning (Seal)  
Harlan J. Browning  
Elaine A. Browning - By (Seal)  
Elaine A. Browning by Harlan J. Browning,  
Attorney in Fact, under Power of Attorney  
recorded as Instrument #2002467000, in  
Probate Office of Shelby County, Alabama.  
Harlan J. Browning

I, the undersigned authority, a Notary Public in and for said County, in said State,  
hereby certify that Harlan J. Browning, individually and as Attorney in Fact for Elaine A. Browning  
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 he executed the same voluntarily  
on the day the same bears date, in his capacity as such Attorney in Fact.

Given under my hand and official seal this 16th day of January A.D., 20 02  
My Commission Expires: 10/16/04  
[Signature]  
Notary Public.