

This instrument was prepared by

WPC & Associates

(Name)

2 Office Park Circle, Ste105
Birmingham, AL 35223

(Address)

Send Tax Notice To:

Ken H. Underwood & Robert G Grimes

(Name)

(Address)

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

COUNTY OF

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred eighty thousand Dollars

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

we, Rickey W. Smith and Catherine Smith Husband and wife

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

Ken H. Underwood, a married man and Robert G Grimes, a married man

(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 Attached Exhibit "A"

TO HAVE AND TO HOLD, to 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 24 day of November, 2003

(Seal)

Rickey Wayne Smith

(Seal)

(Seal)

Catherine Smith

(Seal)

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

Page 2

STATE OF ALABAMA

COUNTY OF _____

General Acknowledgment

I, W. Patrick Cockrell, a Notary Public in and for said County in said State, hereby certify that Rickey W. Smith and Catherine Smith, whose name(s) 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 the 24 day of November, 2003.

WILLIAM PATRICK COCKRELL
Notary Public, AL State at Large
My Comm. Expires May 28, 2006

Notary Public

Return to: _____

TO

**WARRANTY DEED
(Joint Tenants with Right of Survivorship)**

STATE OF ALABAMA

COUNTY OF _____

Recording Fee \$ _____

Deed tax \$ _____ \$ _____



Land Title Company of Alabama
600 20th Street, North
Birmingham, Alabama 35203-2601
Tel: (205) 251-2871
www.land-title.net

EXHIBIT "A"

PARCEL NO. 2:

Beginning at the Northwest corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama, and run thence Southerly along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 376.49 feet to a point; thence turn $89^{\circ} 19' 59''$ left and run Easterly 210.0 feet to a point; thence turn $90^{\circ} 40' 01''$ left and run Northerly 376.49 feet to a point; thence turn $89^{\circ} 20' 00''$ left and run Westerly along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 210.00 feet to the point of beginning.

PARCEL NO. 2-A

Commence at the Northwest corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama and run thence Southerly along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ line 376.49 feet to a point; thence turn $89^{\circ} 19' 59''$ left and run 130.00 feet to a point; thence turn $91^{\circ} 00' 07''$ right and run Southerly 164.30 feet to a point; thence turn $92^{\circ} 21' 38''$ left and run 371.20 feet to the point of beginning of the property, Parcel No. 2-A, being described; thence turn $77^{\circ} 34' 26''$ left and run 52.74 feet to a point; thence turn $74^{\circ} 31' 40''$ right and run Easterly 389.84 feet to a point; thence turn $88^{\circ} 43' 14''$ right and run Southerly 287.81 feet to a point; thence turn $111^{\circ} 02' 59''$ left and run 199.97 feet to a point; thence turn $64^{\circ} 53' 04''$ left and run Southeasterly 194.01 feet to a point on the Northerly right of way line of Shelby County Highway No. 41; thence turn $109^{\circ} 19' 26''$ right to chord and run Southwesterly along said right of way line a chord distance of 340.19 feet to a point; thence turn $96^{\circ} 59' 01''$ right from chord and run 210.04 feet to a point; thence turn $91^{\circ} 11' 30''$ left and run Southwesterly 420.94 feet to a point; thence turn $90^{\circ} 58' 55''$ right and run 39.75 feet to a point; thence turn $85^{\circ} 56' 25''$ right and run 70.14 feet to a point; thence turn $89^{\circ} 25' 18''$ left and run 210.00 feet to a point; thence turn $98^{\circ} 10' 04''$ right and run 35.00 feet to a point; thence turn $60^{\circ} 09' 59''$ left and run 152.79 feet to the point of beginning.

According to survey of Joseph E. Conn, Jr., ELS 9049, dated October, 1990.

LESS AND EXCEOT THAT PORTION PREVIOUSLY CONVEYED IN DEED BOOK 351, PAGE 249, IN PROBATE OFFICE.