



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) Patricia K. Martin, P.C.
2090 Columbiana Road, Suite 3200
(Address) Birmingham, AL 35216

Send Tax Notice To:
Euclid Arnold Isbell
610 Riverchase Parkway
Birmingham, AL 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY

That in consideration of Three Hundred Twenty Thousand and NO/100--(\$320,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Mike D. Smith and wife, Kimberly A. Smith

(herein referred to as grantors) do grant, bargain, sell and convey unto
Euclid Arnold Isbell and wife, Randa Athena Isbell

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

_____ County, Alabama to-wit:

Lot 1, according to the Survey of the Amended Map of Riverchase West, as recorded in Map Book 6, Page 78 and Map Book 7, page 150, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

\$ 256,000.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

\$ 64,000.00 of the above recited purchase price was paid from the proceeds of a second mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 9th day of January, XX 2004

WITNESS:

(Seal) Mike D. Smith (Seal)

(Seal) Kimberly A. Smith (Seal)

(Seal) _____ (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mike D. Smith and wife, Kimberly A. Smith whose name 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 9th day of January A.D., XX 2004

Patricia K. Martin
Notary Public