

This instrument was prepared by:

✓ WILLIAM PATRICK COCKRELL
ATTORNEY AT LAW
(Name)

12 OFFICE PARK CIRCLE
BIRMINGHAM, ALABAMA 35223
(Address)

Send tax notice to:

ROGER SMITH and
DEBRA S. SMITH
(Name)

6444 HWY 49
COLUMBIANA, ALABAMA 35051
(Address)

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

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED SIXTY THOUSAND DOLLARS (\$360,000.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, We, Jerry M. Jordan and Nancy B. Jordan, (herein referred to as Grantors) do, grant, bargain, sell and convey unto Roger Smith and Debra Smith, Husband and Wife, (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate situated in Jefferson County, Alabama, to-wit:

See Attached Exhibit "A"

NOTE: A Purchase Money Mortgage in the amount of \$ 335,000 dollars is recorded simultaneously herewith.

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

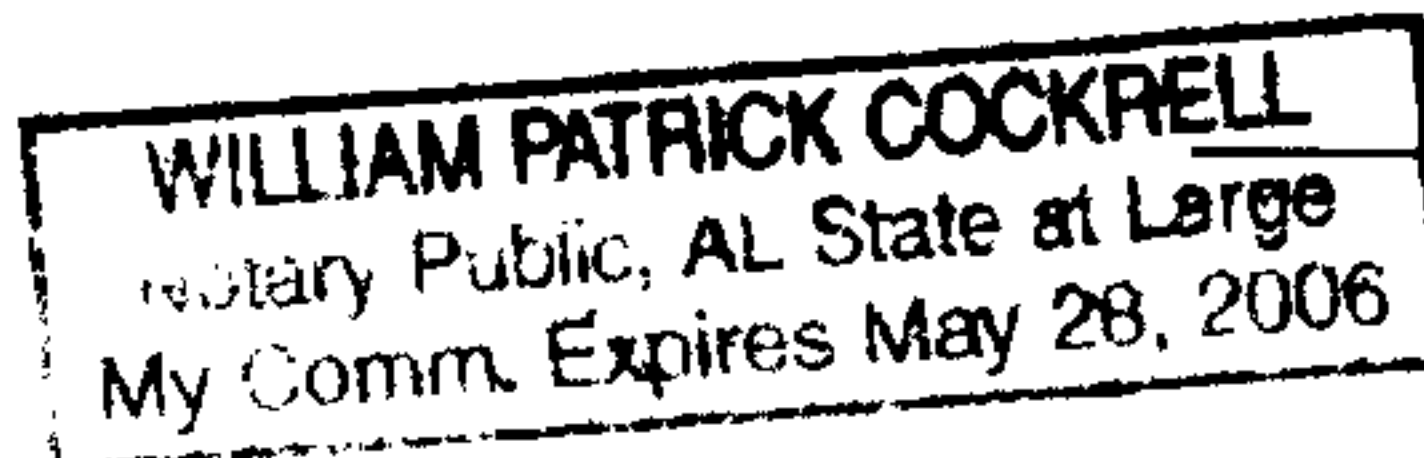
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STATE OF ALABAMA
COUNTY OF SHELBY

General Acknowledgment

I, William Patrick Cockrell, a Notary Public in and for said County in said State, hereby certify that Jerry M. Jordan and Nancy B. Jordan, whose names 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 20 day of June 2003



A handwritten signature in cursive script, appearing to read 'WPC', written over a horizontal line.

Notary Public



Return to: William Patrick Cockrell Attorney At Law

TO

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

STATE OF ALABAMA
COUNTY OF JEFFERSON

Recording Fee \$

Deed tax \$

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

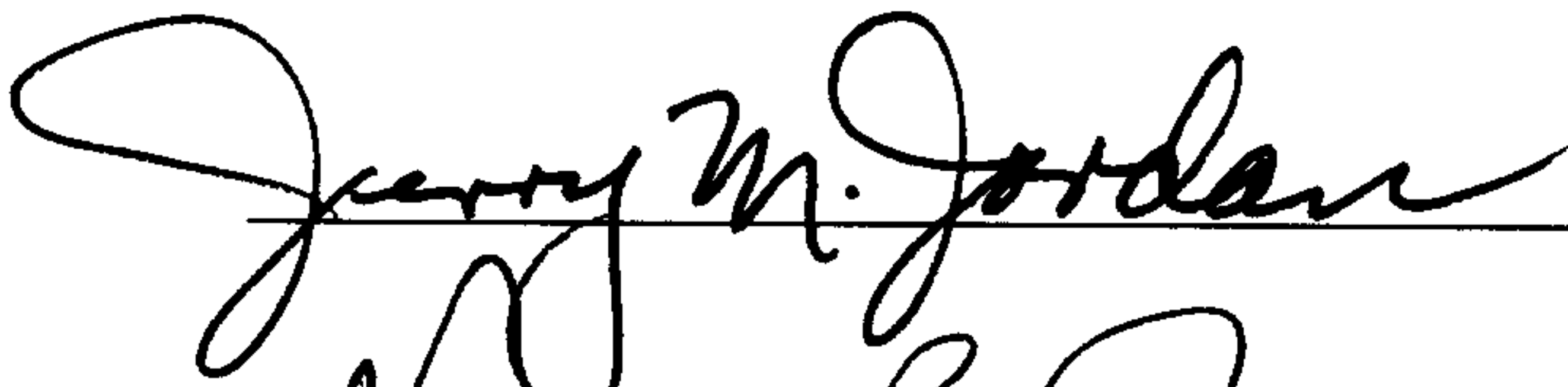
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STATE OF ALABAMA
COUNTY OF SHELBY

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 We do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 have hereunto set my hand and seal, this 20th day of June, 2003.


_____(Seal)

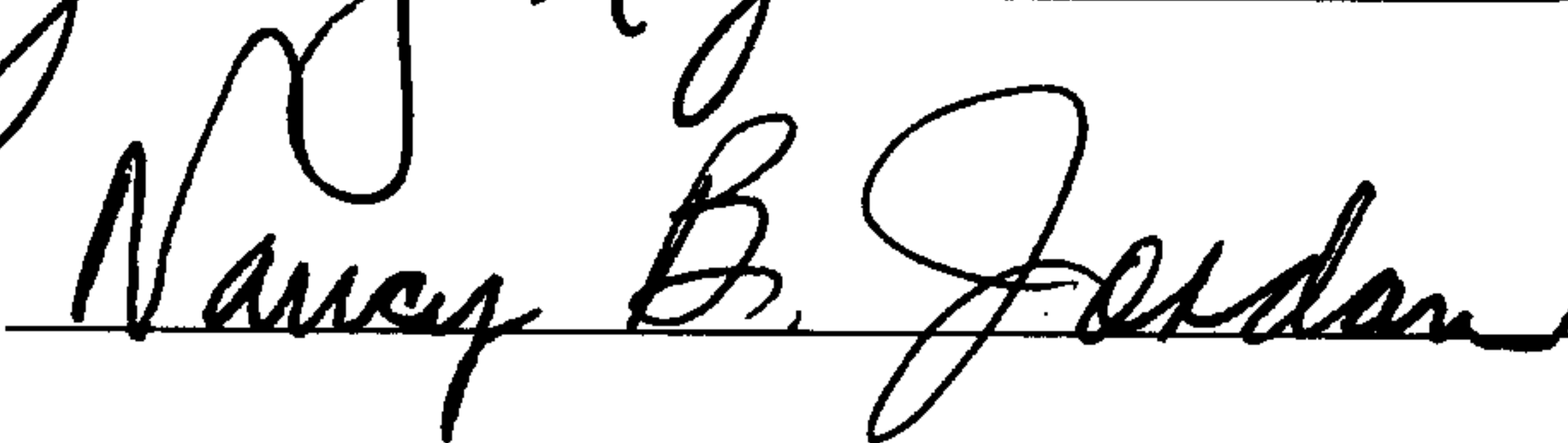

_____(Seal)

EXHIBIT A

LEGAL DESCRIPTION

A parcel of land in the Southwest 1/4 of the Southeast 1/4 of Section 12, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows: Commencing at the Southwest corner of Section 12, Township 20 South, Range 1 West; thence South 88 degrees 36 minutes 08 seconds East along the South boundary line of said Section 12 for a distance of 3317 feet to the North right of way line of Shelby County Road No. 49 and the point of beginning; thence South 70 degrees 37 minutes 36 seconds East along said road North right of way line for a distance of 285.85 feet; thence North 3 degrees 39 minutes 07 seconds East along a fence line for a distance of 1464.46 feet to a fence corner; thence South 89 degrees 46 minutes 05 seconds West along a fence line for a distance of 450.80 feet to a iron pin; thence South 1 degree 50 minutes 54 seconds West a distance of 1319.67 feet to a iron pin on the North right of way line of Shelby County Road No. 49; thence South 70 degrees 37 minutes 36 seconds East along said road North right of way line for a distance of 138.44 feet to the point of beginning.

LESS AND EXCEPT THE FOLLOWING:

A parcel of land located in the Southwest 1/4 of the Southeast 1/4 of Section 12, Township 20 South, Range 1 West and in the Northwest 1/4 of the Northeast 1/4 of Section 13, Township 20 South, Range 1 West described as follows: Commence at the Southwest corner of said Section 12, Township 20 South, Range 1 West; thence South 88 degrees 36 minutes 08 seconds East along the South boundary line of said Section 12 for a distance of 3,317 feet to the North right of way line of Shelby County Road No. 49; thence South 70 degrees 37 minutes 36 seconds East along said North right of way line a distance of 181.76 feet to the point of beginning of the property herein conveyed; thence continue along said North right of way line a distance of 103.89 feet; thence North 3 degrees 39 minutes 07 seconds East along a fence line a distance of 164.07 feet; thence North 86 degrees 20 minutes 53 seconds West a distance of 100.0 feet; thence South 03 degrees 39 minutes 07 seconds West a distance of 135.93 feet to said point of beginning.