


This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
CHRISTOPHER & MICHELLE SMITH
171 Sparman Street
Wiltsville Ala 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP


20040503000230770 Pg 1/2 15.50
Shelby Cnty Judge of Probate, AL
05/03/2004 15:35:00 FILED/CERTIFIED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **EIGHTY FIVE THOUSAND NINE HUNDRED DOLLARS AND NO/00 (\$85,900.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

FREDERICK F. CASTEN AND WIFE, CAULIE I CASTEN

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

CHRISTOPHER C. SMITH AND MICHELLE L. SMITH

(herein referred to as grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached Exhibit "A" for legal description
Situating in SHELBY County, Alabama.

Subject to restrictions, easements and rights of way of record.

Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way and permits of record.

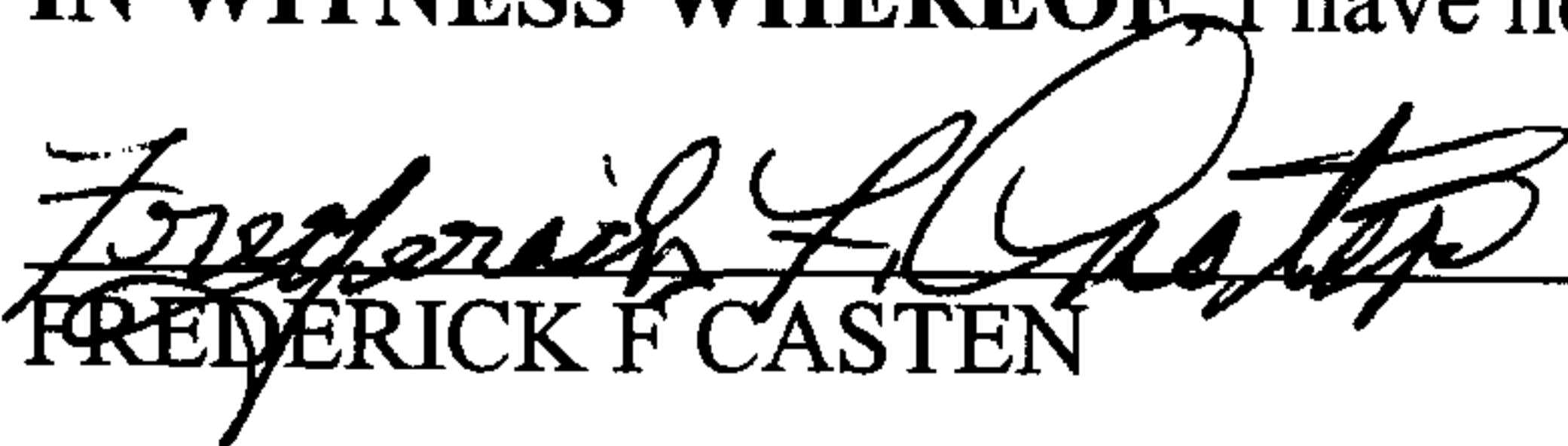
This property constitutes no part of the household of the grantor, or of his spouse.


\$84,572.00 of the above-recited 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30TH day of April, 2004.

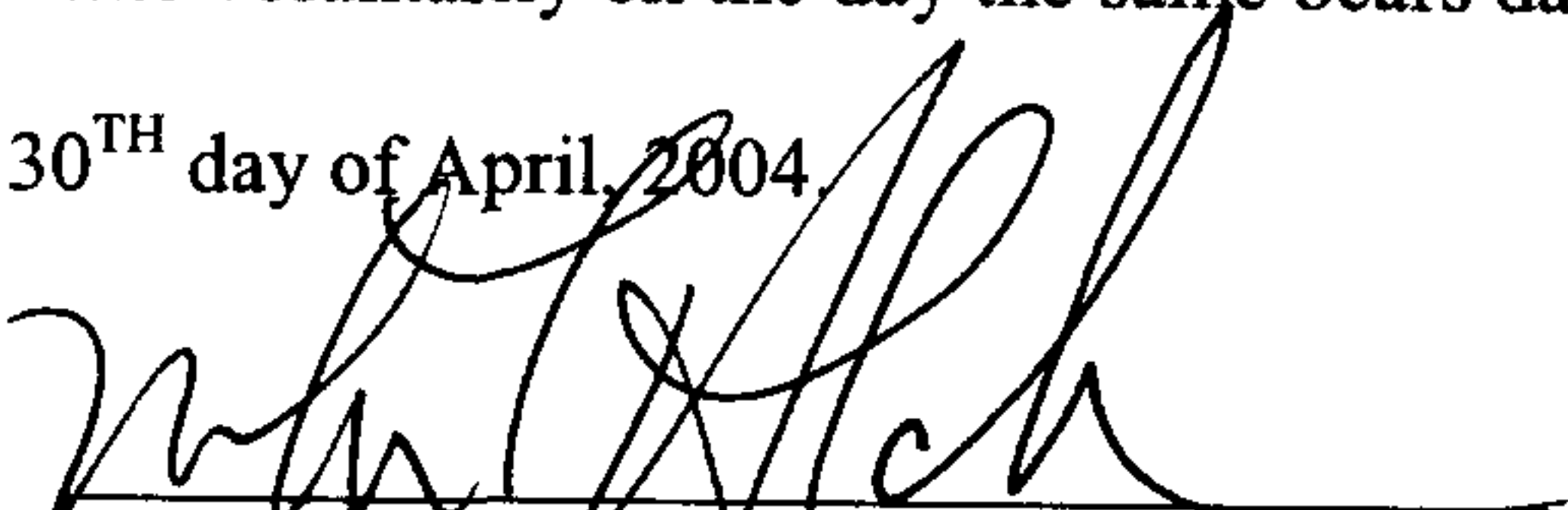

FREDERICK F CASTEN


CAULIE I CASTEN

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby
FREDERICK F CASTEN AND CAULIE I CASTEN
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 30TH day of April, 2004.


Notary Public

My commission expires: 10-16-04



Exhibit "A"
Legal Description

C 04 12422

1/1/17

Commence at the NW corner of Lot 6, Hill's Subdivision as recorded in Map Book 3, Page 142, in the Probate Office of Shelby County, Alabama; thence run East 287.50 feet; thence 90 degrees 00 minutes left run 39.18 feet to the point of beginning; thence continue last described course for 300.0 feet; thence 89 degrees 39 minutes 50 seconds left run Westerly 300.51 feet to the Northeasterly right of way of Spearman Street; thence 115 degrees 22 minutes 38 seconds left to chord of an arc (having a radius of 101.15 feet and a central angle of 54 degrees 02 minutes 04 seconds) a chord distance of 91.90 feet; thence continue along said right of way and tangent to said curve for 175.81 feet to a curve to the left (having a radius of 39.05 feet and a central angle of 91 degrees 22 minutes 30 seconds); thence run along said curve 62.28 feet; thence continue along said right of way and tangent of said curve for 229.06 feet to the point of beginning.

According to survey of Thomas E. Simmons, RLS #12945, dated July 21, 1998.