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 Shelby Cnty Judge of Probate, AL
 06/03/2004 12:43:00 FILED/CERTIFIED

SEND TAX NOTICE TO

(Name) Christine Smith

This instrument was prepared by

(Address) 6007 Bent River Cove
Birmingham, AL 35216

(Name) _____

(Address) _____

Form 1-1-9 Rev. 3/02

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Fifty Thousand Dollars and no/100 (\$50,000.00) ----- DOLLARS

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

Gary E. Smith, II

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

Christine Smith and Gary E. Smith, II

(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 204, Bent River Commons, 2nd Sector and recorded in Map Book 25, Page 25,
 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 2003 and subsequent years.
2. All easements, rights-of-way, and restrictions of record.
3. Restrictions and covenants appearing of record.
4. Title to all minerals within and underlying premises.

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, I have hereunto set my hand(s) and seal(s), this 11th day of May, 2004.

WITNESS:

 _____ (Seal)

 _____ (Seal)

 _____ (Seal)

[Signature] (Seal)

 _____ (Seal)

 _____ (Seal)

STATE OF ALABAMA

Jefferson COUNTY }

I, Jane B. Richardson, a Notary Public in and for said County, in said State,

hereby certify that Gary E. Smith, II

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.

Given under my hand and official seal this 11th day of May, A. D., 2004

[Signature]
 My commission expires: 3/13/08 Notary Public