


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

Send Tax Notice to:
GLENNIS JEFF & TAMMY SMITH
184 Sunset Trail
Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORS

STATE OF ALABAMA)
SHELBY COUNTY)


20040616000328200 Pg 1/1 \$1.50
Shelby Cnty Judge of Probate, AL
06/16/2004 15:50:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE HUNDRED EIGHTY NINE THOUSAND FIVE HUNDRED DOLLARS AND NO/00 (\$189,500.00)**, 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,

JOHNIE W. NIX AND WIFE, PATRICIA B. NIX

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

GLENNIS JEFF SMITH AND TAMMY SMITH

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

Lot 16, according to the survey of Stagecoach Trace, Sector 1, as recorded in Map Book 25, Page 24
A, B, & C, in the Office of the Judge of Probate of Shelby County, Alabama.
Situated in SHELBY County, Alabama.

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

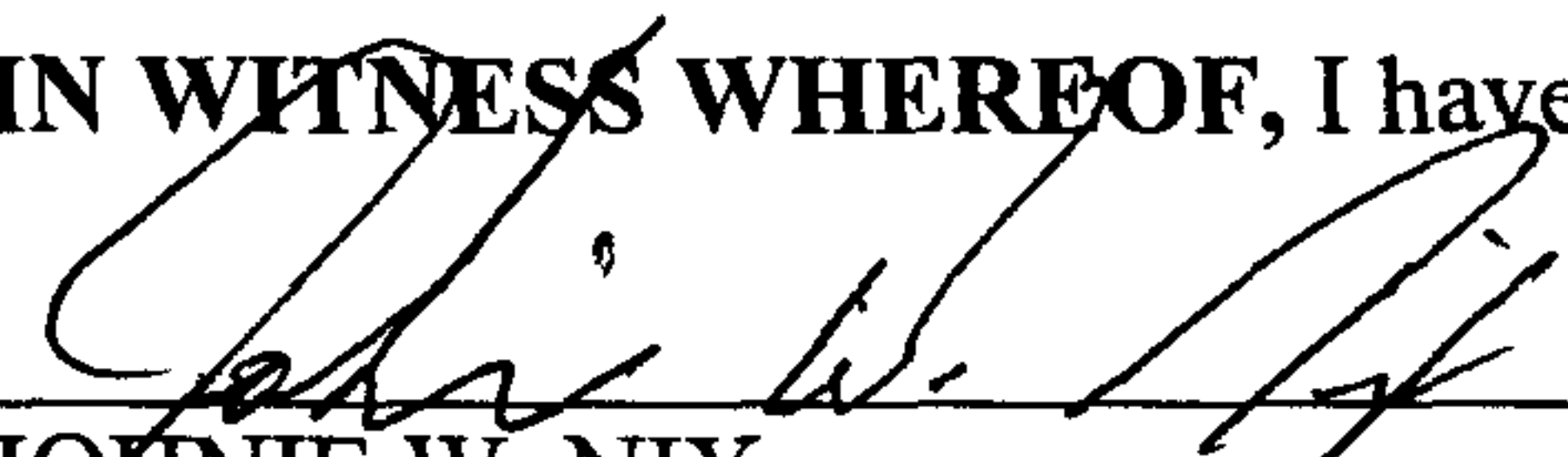
Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way and permits of record.

\$119,000.00 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 15TH day of June, 2004.


JOHNIE W. NIX

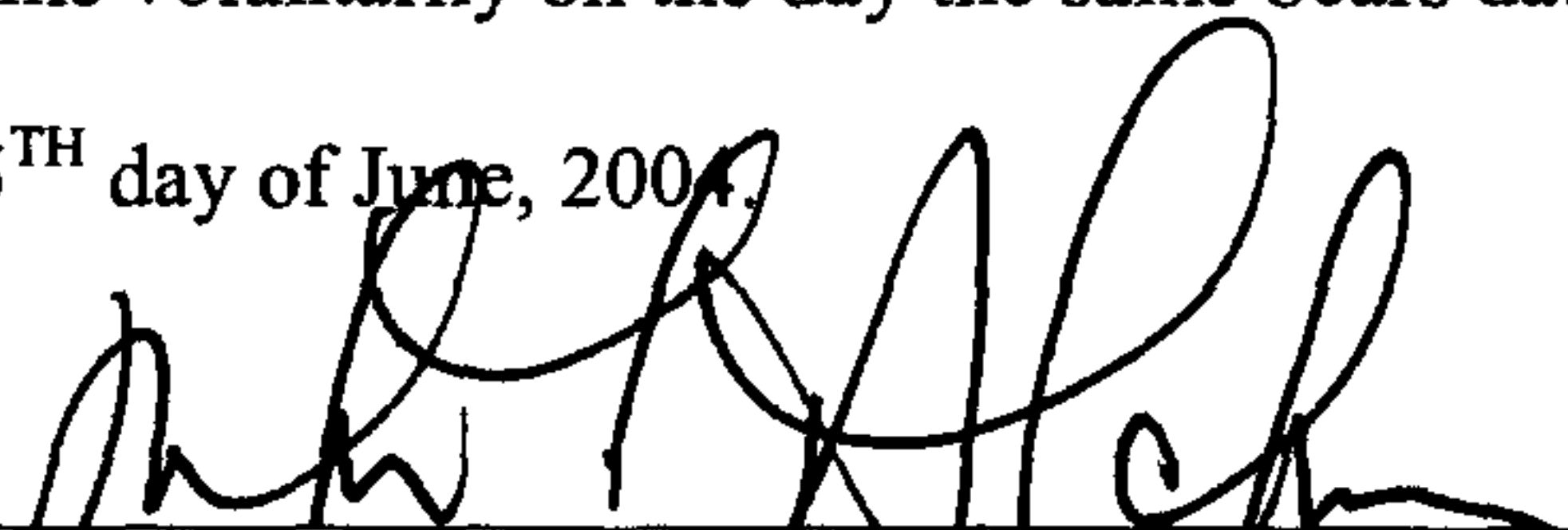

PATRICIA B. NIX

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby
JOHNIE W. NIX AND PATRICIA B. NIX

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 15TH day of June, 2004.


Notary Public

My commission expires: 10-16-04

