

Send Tax Notice To:

WILLIAM & JANICE OLIVER

210 Mildred Street

COLUMBIANA, AL 35051

20050208000063300 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
02/08/2005 10:26:00 FILED/CERTIFIED

This instrument was prepared by:

Mike T. Atchison

P O Box 822

Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of **FORTY THREE THOUSAND AND NO/00 (\$43,000.00)**, 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,

DANNY WADE SMITH AND WIFE, ANGELA ELIZABETH SMITH

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

WILLIAM OLIVER AND JANICE OLIVER

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

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

Situated in SHELBY County, Alabama.

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

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

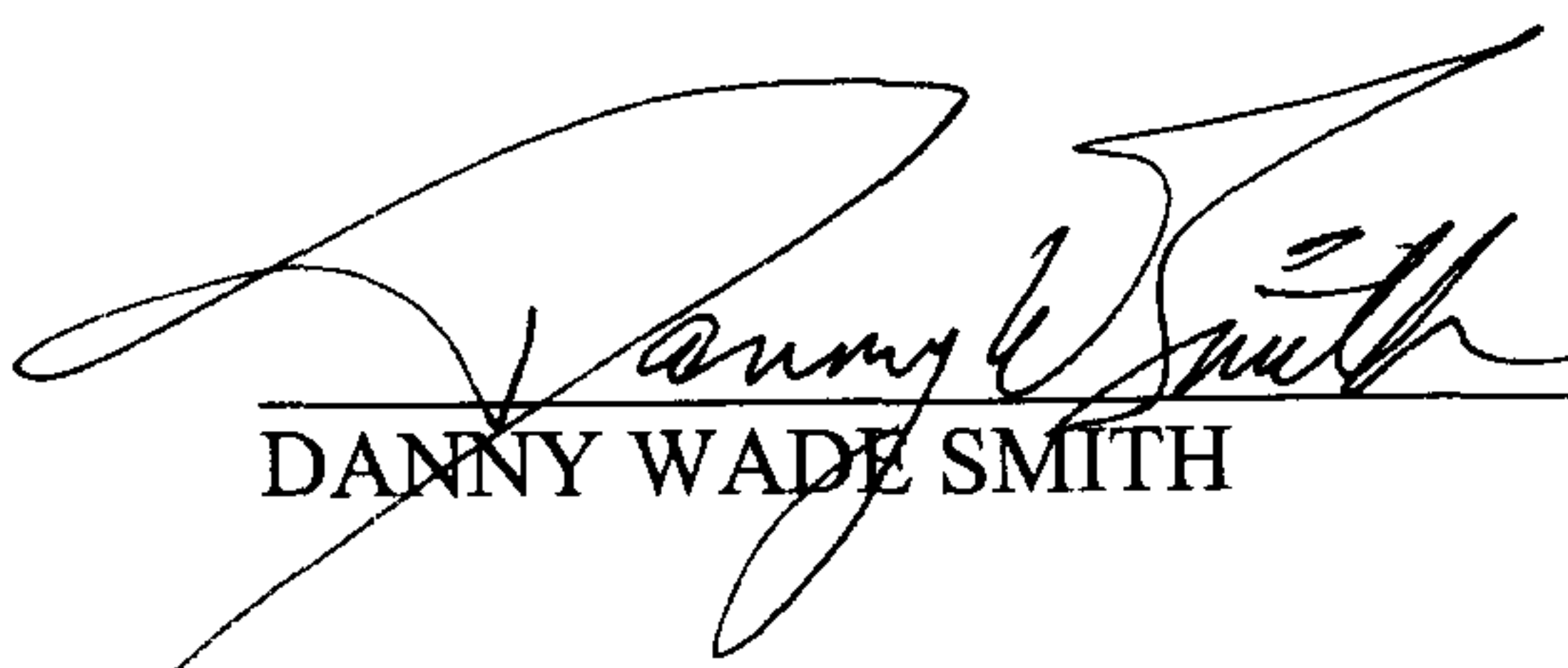
Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

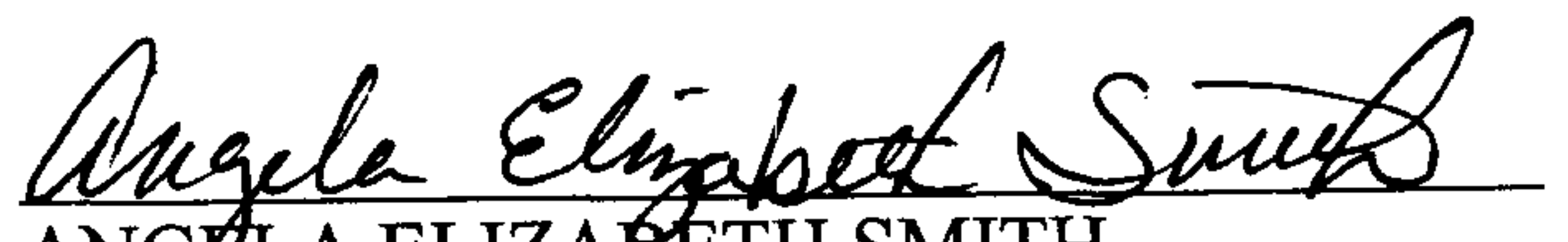
\$43,000.00 of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

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 28TH day of January, 2005.


DANNY WADE SMITH


ANGELA ELIZABETH SMITH

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby

DANNY WADE SMITH AND ANGELA ELIZABETH SMITH

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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28TH day of January, 2005.


Notary Public

My commission expires: 10-16-08



EXHIBIT "A"
LEGAL DESCRIPTION

The South 150 feet of Lot No. 50, according to W. J. Horsley's Map of the Town of Columbiana, Alabama, which is more particularly described as follows:
Commencing at the point of intersection of the North margin of Mildred Street with the West line of Section 25, Township 21, Range 1 West, and run thence in an easterly direction along the North margin of Mildred Street a distance of 354 feet and 7 inches to the Southeast corner of Lot No. 51 for a point of beginning; run thence in an Easterly direction along the North margin of Mildred Street a distance of 75 feet, more or less, to the Southwest corner of Lot 52-A, formerly known as the A. C. Carter Lot; run thence in a northerly direction along the western margin of said lot 52-A, being the Leon Dorough Lot, 150 feet; run thence in a westerly direction and parallel with the North margin of Mildred Street 75 feet, more or less, to the western margin of said Lot 50 and the East margin of said Lot 51, the last named Lot known as the Mrs. Sue Bird lot; run thence in a southerly direction along the Eastern margin of said Lot 51, the Mrs. Sue Bird lot, 150 feet to the point of beginning. Being part of the SW 1/4 of NW 1/4 of Section 25, Township 21, Range 1 West, Shelby County, Alabama.