

This instrument was prepared by:

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WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of **TWENTY THOUSAND AND NO/00** (\$20,000.00), 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,

EVA SMITH, A Single WOMAN

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

IVAN H GRIMES AND SHEILA A GRIMES

(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.

\$13,000.00 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 13TH day of June, 2005.

EVA SMITH

STATE OF <u>ALABAMA</u>
SHELBY COUNTY

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

EVA SMITH

is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they, executed the same voluntarily on the day the same bears date. Given under my hand and official seal, this 13TH day of JUNE, 2005.

Notary Publi

My Commission Expires: 10-16-08

2-20-0

EXHIBIT "A" LEGAL DESCRIPTION

TRACT NO. 5:
Commence at the SW corner of the NE 1/4 of the NW 1/4 of Section 11, Township 19
South, Range 2 East; thence run North 0 degrees 4 minutes 10 seconds 686.96 feet to
the point of beginning; thence continue along last described course 403.01 feet;
thence run South 63 degrees 16 minutes 58 seconds East 67.39 feet to the P.C. of a
curve to the right having a central angle of 0 degrees 51 minutes 22 seconds and a
radius of 4482.04 feet; thence run along the arc of said curve 66.97 feet; thence run
South 62 degrees 14 minutes 08 seconds East 289.54 feet to the P.C. of a curve to the
right having a central angle of 246.09 feet and a radius of 1177.09 feet; thence
continue along arc of said curve 56.89 feet; thence run South 59 degrees 28 minutes
East 46.56 feet; thence run South 23 degrees 14 minutes 45 seconds West 201.62 feet;
thence run North 85 degrees 37 minutes 14 seconds West 386.75 feet to the point of
beginning.

20050615000292540 2/2 \$21.00 Shelby Cnty Judge of Probate, AL 06/15/2005 09:22:20AM FILED/CERT

Shelby County, AL 06/15/2005 State of Alabama

Deed Tax:\$7.00