


State of Alabama
Shelby County

SEND TAX NOTICE TO:

✓ Imogene T. Smith
1510 Cahaba River Estates

Hoover, Ala 35244


20050621000307970 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
06/21/2005 10:46:27AM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten (\$10.00) Dollars to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I,

**Imogene T. Smith, survivor of Joint Right of Survivorship Deed
recorded in Deed Book 218 Page 189 of Shelby County Alabama**

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

Imogene T. Smith, Gaye S. Thompson and Gary W. Smith

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Part of Lot 20, according to the Survey of Cahaba River Estates, a map of which is recorded in Map Book 3 Page 11, of the Judge of Probate of Shelby County, Alabama, more particularly described as beginning on the West line of said lot at a point 305 feet South of the Northwest corner of said lot, thence South along the West line of said lot a distance of 1185 feet more or less to the Southwest corner of said lot, thence East along the South boundary of said lot to the Southeast corner of said lot, thence North along the East line of said lot a distance of 1200 feet more or less, to a point 175 feet North of the Southeast corner of the SW1/4 of the NW1/4 of Section 26, Township 19 South, Range 3 West, thence West 250 feet more or less to the point of beginning. Mineral and mining rights excepted.

Together with (1) Easement for ingress and egress or a right of way for road purposes (consistent with the use by others) over and across the West 10 feet of that part of Lot 18 of said survey, lying North of the half section line of Section 26, Township 19 South, Range 3 West (presently known as Lot 18A, and which easement is also shown on the

recorded map or plat of survey; and (2) Easement for ingress and egress or right of way for road purposes (consistent with the use by others) over and across the West 10 feet of Lot 19 of said survey extending in a Southerly direction from the Northwest corner of said Lot 19 for a distance of 425 feet more or less to the point where the easement or right of way turns Eastwardly on said Lot 19 away from said Lot 20; (3) Easement for ingress and egress or right of way for road purposes (consistent with the use by others) over and across the East 10 feet of Lot 20, extending from the Northeast corner of said Lot 20 as shown on said recorded plat of said survey and map made by Bethel W. Whitson, Surveyor, under date of the 19th day of December, 1956. This policy also insures that the road adjoining Lot 20 on the North is a duly dedicated public road, Situated in Shelby County, Alabama. Subject to ad valorem taxes for current year and all subsequent years not yet due. Any applicable zoning ordinances.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, thier 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 suvive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 and seal this 10th day of February 2005.

Inogene T Smith

Imogene T. Smith

20050621000307970 3/3 \$23.00
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STATE OF ALABAMA
JEFFERSON COUNTY

I, Lisa R Irvine, a Notary Public in and for
said County, in said State, hereby certify that Imogene T. Smith
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, I, executed the same voluntarily on
the day the same bears date.

Given under my hand and official seal, this the day of February,
2005.

Lisa R Irvine
Notary Public

My Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Feb 2, 2007
AND THAT NOTARY PUBLIC UNDERWRITEN

Shelby County, AL 06/21/2005
State of Alabama

Deed Tax: \$5.00