

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

Send Tax Notice to:
Rex and Melissa Smith
PO Box 16
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP


20070912000428610 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
09/12/2007 03:58:38PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND DOLLARS and no/100 (\$5,000.00)**, 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,

Mary F. Hammond, a widowed woman

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

Rex Smith and Melissa Smith, a married couple

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

That certain lot or parcel of land situated in the SW1/4 or NE1/4 of Section 35, Township 21, Range 1 West, more particularly described as follows: "Begin at the northwest corner of said forty-acre tract, and run south, along its western boundary, 220 yards, thence east, perpendicular to said western boundary 315 feet, to the point of beginning of the parcel herein conveyed; thence run north, parallel with said western boundary, 105 feet; thence, east, perpendicular to said western boundary, 105 feet; thence, south, parallel with said western boundary, 105 feet; thence, west perpendicular to said western boundary, 105 feet, to the point of beginning of the parcel herein conveyed, and containing one-half acre, more or less".

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

Subject to taxes for 2007 and subsequent years.

\$0.00 of the above recited consideration was paid for from a first mortgage recorded simultaneously herewith.

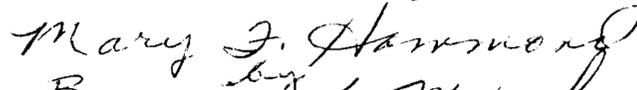
Deed performed without benefit of title and description provided by the grantee(s).

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OF OR HER SPOUSE AS DEFINED BY THE CODE OF ALABAMA.

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 12th day of September 2007.



Mary F. Hammond
By: **Bonnie L. Machen, as Attorney in Fact as**
recorded in Instrument #: 20070912000428600 in the
Office of the Judge of Probate, Shelby County, Alabama.



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STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby that Bonnie L. Machen, as Attorney in Fact for Mary F. Hammond, 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 12th day of September 2007.

Shelby County, AL 09/12/2007
State of Alabama

Deed Tax:\$5.00

Amanda Bailey

Notary Public

My commission expires: 9/20/2008

