

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

County of SHELBY

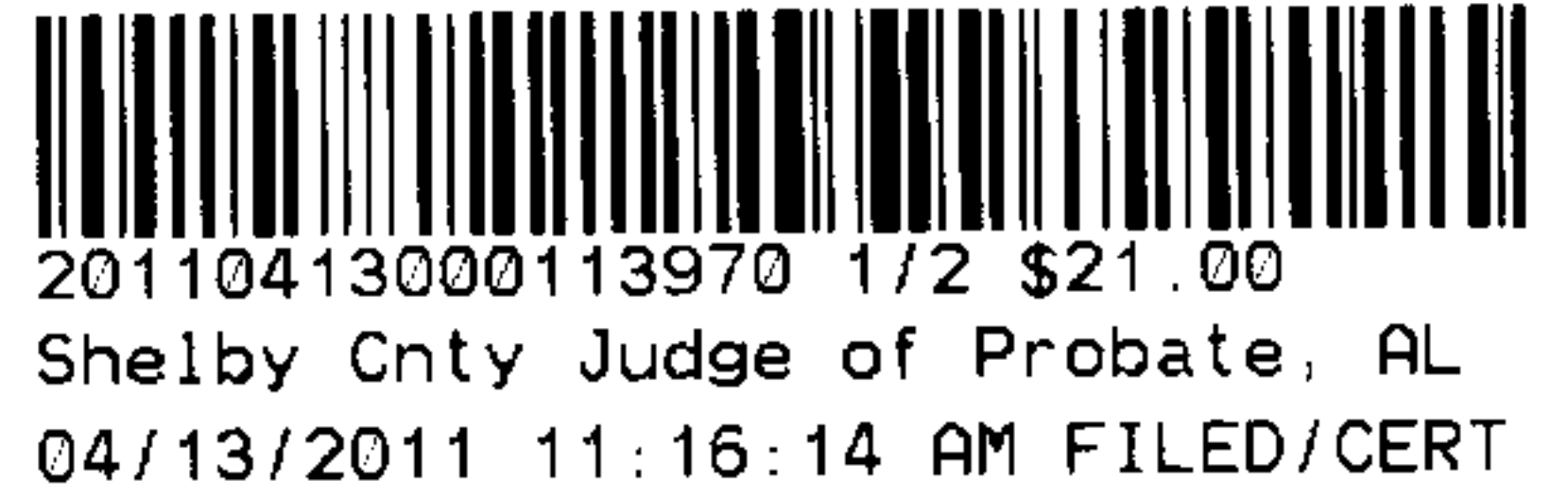
Presents:

Send Tax Notice To:

Renee B. Smith and Rocky B. Smith

2101 Etowah Street

Tarrant, Alabama 35217



That in consideration of ONE THOUSAND DOLLARS AND/100'S (\$1,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, ELIZABETH V. BRASHER, A WIDOW, RENEE B. SMITH, A MARRIED WOMAN AND CODY K. SMITH, A SINGLE MAN

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

RENEE B. SMITH AND ROCKY B. 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:

SEE EXHIBIT "A"

ELIZABETH V. BRASHER RESERVES A LIFE ESTATE IN THE SUBJECT PROPERTY.

SUBJECT PROPERTY IS NOT THE HOMESTEAD OF RENEE B. SMITH, NOR HER SPOUSE.

Subject to Easements, Restrictions and rights of way of record.

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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hand(s) and seal(s), this 23<sup>rd</sup> day of FEBRUARY 2010.

Elizabeth V. Brasher (Seal)

ELIZABETH V. BRASHER

Renee B. Smith (Seal)

RENEE B. SMITH

Cody K. Smith (Seal)

CODY K. SMITH

STATE OF ALABAMA

COUNTY OF SHELBY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that ELIZABETH V. BRASHER, A WIDOW; RENEE B. SMITH, A MARRIED WOMAN, AND CODY K. SMITH, A SINGLE MAN 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 23<sup>rd</sup> day of Feb. A.D., 2010.

NOTARY PUBLIC Phyllis L. Parker

MY COMMISSION EXPIRES:

Prepared by: Jeremy L. Parker 1560 Montgomery Hwy. Suite 205, B'ham, Al. 35216

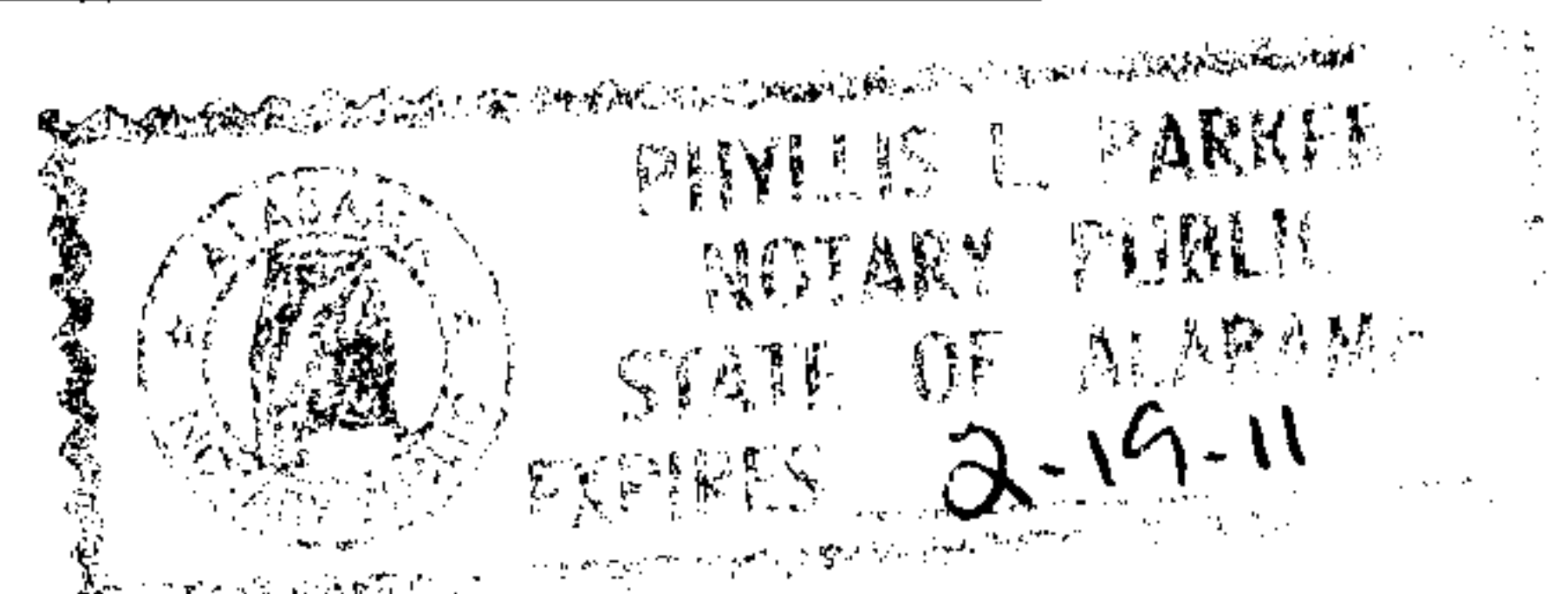


Exhibit "A"

COMMENCE AT THE NORTHEAST CORNER OF THE EAST ½ OF FRACTION "E", SECTION 29, TOWNSHIP 19 SOUTH, RANGE 3 EAST, THENCE RUN SOUTH ALONG THE EAST LINE OF SAID FRACTION "E", A DISTANCE OF 592.20 FEET TO THE NORTHEAST MARGIN OF GLAZE FERRY ROAD; THENCE TURN AN ANGLE OF 52 DEGREES 22 MINUTES 39 SECONDS TO THE LEFT AND RUN ALONG SAID ROAD A DISTANCE OF 57.62 FEET; THENCE TURN AN ANGLE OF 3 DEGREES 03 MINUTES 02 SECONDS TO THE LEFT AND RUN A DISTANCE OF 244.56 FEET; THENCE TURN AN ANGLE OF 86 DEGREES 11 MINUTES 24 SECONDS TO THE RIGHT AND RUN A DISTANCE OF 98.50 FEET; THENCE TURN AN ANGLE OF 8 DEGREES 34 MINUTES 22 SECONDS TO THE RIGHT AND RUN A DISTANCE OF 186.46 FEET; THENCE TURN AN ANGLE OF 4 DEGREES 55 MINUTES 31 SECONDS TO THE RIGHT AND RUN A DISTANCE OF 127.09 FEET; THENCE TURN AN ANGLE OF 14 DEGREES 44 MINUTES 13 SECONDS TO THE RIGHT AND RUN A DISTANCE OF 194.98 FEET; THENCE TURN AN ANGLE OF 4 DEGREES 57 MINUTES 03 SECONDS TO THE RIGHT AND RUN A DISTANCE OF 223.95 FEET TO THE POINT OF BEGINNING; THENCE TURN AN ANGLE OF 00 DEGREES 13 MINUTES 08 SECONDS TO THE RIGHT AND RUN A DISTANCE OF 99.51 FEET; THENCE TURN AN ANGLE OF 85 DEGREES 31 MINUTES 59 SECONDS TO THE LEFT AND RUN A DISTANCE OF 175 FEET, MORE OR LESS, TO THE COOSA RIVER; THENCE TURN LEFT AND RUN IN A NORTHEASTERLY DIRECTION ALONG THE COOSA RIVER A DISTANCE OF 100 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE JERRY L. CONWAY AND DOROTHY R. CONWAY LOT AS DESCRIBED IN DEED BOOK 348, PAGE 901, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THENCE TURN LEFT AND RUN NORTHWESTERLY ALONG THE WEST LINE OF THE JERRY L. CONWAY AND DOROTHY R. CONWAY LOT A DISTANCE OF 175 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, THE NORTH 15 FEET OF THE ABOVE DESCRIBED PROPERTY IS RESERVED FOR A ROAD RIGHT OF WAY, LOCATED IN THE EAST ½ OF FRACTION "E", SECTION 29, TOWNSHIP 19 SOUTH, RANGE 3 EAST, SHELBY COUNTY, ALABAMA.

ALSO, ALL THAT PORTION OF PROPERTY IN SECTION 29, TOWNSHIP 19, RANGE 3 EAST LYING BETWEEN THE ABOVE DESCRIBED PROPERTY AND THE REAL ESTATE ACQUIRED BY ALABAMA POWER COMPANY IN CONSTRUCTION AND MAINTENANCE OF LAY LAKE RESERVOIR.