

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051


Send Tax Notice To: Ben Lavender
PO Box 823
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY


20111108000337130 1/1 \$120.00
Shelby Cnty Judge of Probate, AL
11/08/2011 03:11:24 PM FILED/CERT

That in consideration of Two Hundred Twenty Five Thousand dollars and Zero cents (\$225,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, The Estate of Katie Lou Smith, an incapacitated person in need of protection, Probate Case PR-2009-000161, in the Probate Office of Shelby County, Alabama (herein referred to as grantors) do grant, bargain, sell and convey unto Ben Lavender and Louise S. Lavender (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

The South ½ of Southeast ¼ of Northeast ¼ of Section 21; and all that part of the Northeast ¼ of Southeast ¼ of Section 21, which lies Northwest of the Montgomery Public Road; all in Township 21 South, Range 1 East, Shelby County, Alabama.

LESS AND EXCEPT that tract described in that deed from David H. Smith and wife, Katie Lou Smith to Howard E. Smith and wife, Alice P. Smith, recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Deed Book 224, at Page 11 and in Deed Book 347, Page 569.

Subject to taxes for 2012 and subsequent years, easements, restrictions, rights of way, and permits of record.

~~\$115,000.00~~ *\$117,293.50* of the purchase price was paid from the proceeds of a mortgage loan closed 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, 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, I have hereunto set my hand and seal, this 31st day of October, 2011.

_____ (Seal)	<i>Amalee C. Smith, Conservator</i> (Seal) Amalee C. Smith, as Conservator/Guardian of The Estate of Katie Lou Smith, an incapacitated person in need of protection, Probate Case PR- 2009-000161
_____ (Seal)	_____ (Seal)
_____ (Seal)	_____ (Seal)

Shelby County, AL 11/08/2011
State of Alabama
Deed Tax: \$108.00
_____ (Seal)

STATE OF ALABAMA

} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Amalee C. Smith, as Conservator/Guardian of The Estate of Katie Lou Smith, an incapacitated person in need of protection, Probate Case PR-2009-000161, in the Probate Office of Shelby County, Alabama 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 he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this.

My Commission Expires: 10-16-12

Michael T. Atchison

Notary Public

