

STATE OF ALABAMA  
SHELBY COUNTY

SEND TAX NOTICE TO: IMOGENE T SMITH

GARY W SMITH  
GAYE S THOMPSON  
1510 CAHABA RIVER ESTATES  
BIRMINGHAM, AL 35244

22000<sup>00</sup>  
ITS

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**


**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of Ten (\$10.00) Dollars to the unsigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, We,

**IMOGENE T SMITH & GAYE S THOMPSON**

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

**IMOGENE T SMITH, GARY W SMITH & GAYE S THOMPSON**

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

  
20120613000208390 1/2 \$23.50  
Shelby Cnty Judge of Probate, AL  
06/13/2012 11:12:04 AM FILED/CERT

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 1185 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID LOT, THENCE EAST ALONG THE SOUTH BOUNDART OF SAID LOT TO THE SOUTHEAST CORNER OF SAID LOT, THENCE NORTH ALONG THE EAST LINE OF SAID LOT A DISTANCE OF 100 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 RIGHT OF WAY FOR ROAD PURPOSES (CONSISTENT WITH THE USE OF 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 SURVEY EXTENDING IN A SOUTHERLY DIRECTION FROM THE NORTHWEST CORNER OF SAID LOT 19 FOR A DISTANCE OF 425 FEET MORE OF 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 OF 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 PLAY OF SAID SURVEY AND MAP BY BETHEL W WHITSON.  
PAGE 1:

SURVEYOR, UNDER DATE OF THE 19<sup>TH</sup> 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.

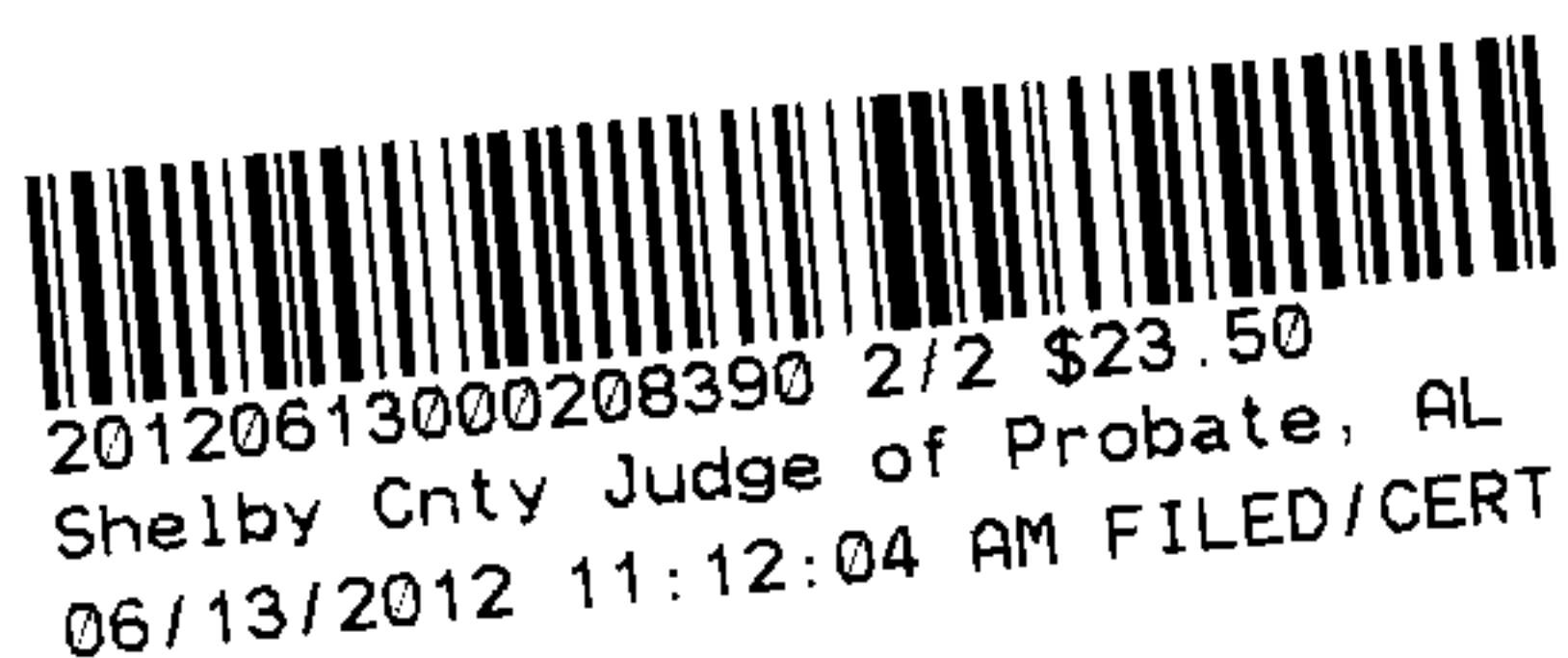
Subject To:

All restrictions, easements, reservations and right-of-way record in the Office of the Probate Judge of Shelby County , 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 heirs and assigns on the grantees herein shall take as tenants in common.

And I do, for myself and 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 I have a good right to sell and convey the same aforesaid; that I will defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereto set my hand and seal this 6<sup>th</sup> day of June, 2012



Imogene T Smith  
IMOGENE T SMITH

Gaye S Thompson  
GAYE S THOMPSON

STATE OF ALABAMA  
COUNTY OF SHELBY

I, Taryn Cook, a Notary Public 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.

Taryn Cook  
Notary Public

MY COMMISSION EXPIRES  
12/28/2014

My Commission Expires: \_\_\_\_\_

PAGE 2:

Prepared by  
Gaye S. Thompson