

This instrument was prepared by

(Name) Wallace & Ellis, Attorneys

(Address) Columbiana, Alabama



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Shelby Cnty Judge of Probate, AL
07/21/1972 12:00:00 AM FILED/CERT

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED FIFTY AND NO/100 (\$350.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

D. W. Smith and wife, Lydia Smith

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

Clyde Harris and wife, Hazel Harris

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated

in Shelby County, Alabama to-wit:

Lot No. 18 in Smith's Camp, according to map of Smith's Camp which is recorded in the Probate Office of Shelby County, Alabama in Map Book 3, page 122. MINERAL AND MINING RIGHTS RESERVED.

EXCEPT that part of the above property flooded by Alabama Power Company for Lay Lake Reservoir and except any and all flood rights and easements heretofore acquired by Alabama Power Company.

The above property shall not be used for business purposes, and this covenant shall run with the land.

It is agreed that no building costing less than \$2500.00 to build shall be placed on the above described lot.

SUBJECT TO easement over the south eight feet of the above described property heretofore conveyed to James A. Lewis, his successors and assigns

STATE OF ALA. SHELBY CO. JUDGE OF PROBATE RECEIVED & PAGE AS SHOWN ABOVE JUL 21 PM 12:52

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 13th day of January, 1970.

WITNESS:

(Seal)

(D. W. Smith)

(Seal)

(Seal)

(Lydia Smith)

(Seal)

(Seal)

(Lydia Smith)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

the undersigned

D. W. Smith and wife, Lydia Smith, a Notary Public in and for said County, in said State,

hereby certify that whose name s 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 13th day of January, A. D., 1970.

Notary Public.

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