

This instrument was prepared by

(Name) WALLACE, ELLIS & FOWLER, Attorneys

(Address) Columbiana, Alabama 35051



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Shelby Cnty Judge of Probate, AL
03/30/1973 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 TWO THOUSAND, SEVEN HUNDRED AND NO/100 DOLLARS Plus Assumption of hereinafter described mortgage

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Fred A. Smith and wife, Nancy Graben Smith

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

Daniel V. Graben and wife, Hazel M. Graben

(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:

From the Northwest corner of the SE¹/₄ of NE¹/₄ of Section 2, Township 20 South, Range 2 West, run easterly along the north boundary line of said ¹/₄ ¹/₄ Section for 996.83 feet; thence turn an angle of 88 deg. 00' 30" to the right and run southerly 306.07 feet to the point of beginning of the land herein described and conveyed; thence continue southerly along the last said course for 310.38 feet, more or less, to a point on the northwest right of way line of Shelby County Road No. 11; thence turn an angle of 29 deg. 25' 30" to the right and run southwesterly along the northwest R.O.W. line of said road for 293.55 feet; thence turn an angle of 150 deg. 34' 30" to the right and run northerly 538.68 feet; thence turn an angle of 79 deg. 15' to the right and run northeasterly 146.80 feet to the point of beginning.
This land being a part of the SE¹/₄ of the NE¹/₄ of Section 2, Township 20 South, Range 2 West, and being 1.40 acres, more or less.

As a part of the consideration herefor, the grantee herein assumes and agrees to pay as the same becomes due that certain mortgage in favor of Cora Cain Kitson in the principal amount of \$7,300.00 which said mortgage is dated September 16, 1969.

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 8th day of March, 1973.

WITNESS:

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON

March 30 1973 (Seal)

RECORDED & \$ MTG. TAX (Seal)

\$ 3.00 DEED-TAX HAS BEEN PD. ON THIS INSTRUMENT. (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Fred A. Smith and wife, Nancy Graben Smith 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 8th day of March, 1973.

Nancy K. [Signature]
Notary Public.