This instrument was prepared by

(Name) Michael F. Bolin, Attorney

(Address) 933 Frank Nelson Building, Birmingham, Alabama 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR – LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-Two Thousand Five Hundred and no/100------($62,500.00)------DOLLARS

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

Neal B. Smith and wife Linda S. Smith

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

Ronald S. Todd and wife Alice G. Todd

(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 31, according to survey of Hunter's Glen, First Addition as recorded in Map Book 6, page 56 in the Office of the Judge of Probate, Shelby County, Alabama.

SUBJECT TO:
Ad valorem taxes for the year 1979.
Building setback reserved of 35 feet from Hunter's Trace and Fox Hound Trail, as shown by recorded plat.
Restrictive convenant and conditions filed for record on June 17, 1975, in Misc. Book 11, page 433, in Probate Office.
Transmission line permits to Alabama Power Company recorded in Deed Book 127, page 394, and in Deed Book 131, page 322, in Probate Office.
Permit to South Central Bell Telephone Company recorded in Deed Book 292, page 621, in Probate Office.

$47,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith delivery of this deed.

19790917000119340 1/1 $.00
Shelby Cnty Judge of Probate,AL
09/17/1979 12:00:00AM FILED/CERT

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 12 day of September, 19 79

WITNESS:

(Seal) Neal B. Smith (Seal)

(Seal) Linda S. Smith (Seal)

(Seal) (Seal)

09 SEP 17 AM 9:43

Deed 15.00 Mortg. 396-189
Rec. 1.50
Ind. 1.00
17.50

STATE OF ALABAMA
JEFFERSON COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Neal B. Smith and wife Linda S. Smith 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 12 day of September A. D., 19 79

Notary Public.

My Commission Expires:

Jackson Co.