

This instrument was prepared by

(Name) WILLIAM J. WYNN, ATTORNEY AT LAW

(Address) 621 CITY FEDERAL BUILDING, BIRMINGHAM, ALA. 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 THIRTY-EIGHT THOUSAND THIRTY-FIVE AND 29/100 DOLLARS (\$27,035.29 of the above consideration being in the form of mortgage assumed)

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

LARRY K. SMITH AND WIFE, BONITA SMITH
(herein referred to as grantors) do grant, bargain, sell and convey unto

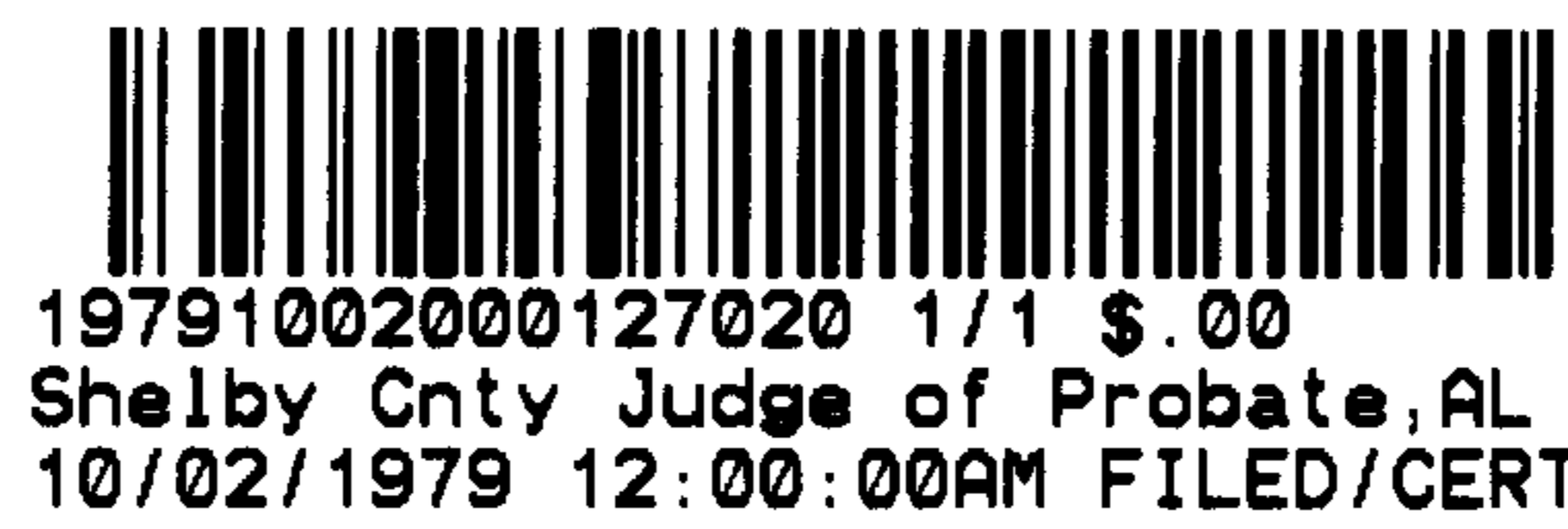
JAMES D. REED AND WIFE, LINDA F. REED
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in JEFFERSON County, Alabama to-wit:

Lot 8, Block 1, according to the survey of Oak Grove Estates, as recorded in Map Book 32, Page 43, in the Probate Office of Jefferson County, Alabama.

Subject to:

1. Ad Valorem taxes due and payable October 1, 1979.
2. Easements, restrictions, building lines, agreements, rights of ways, mineral and mining rights, if any, of record.
3. Mortgage from Arthur J. Hatcher and wife, Ruby D. Hatcher to Real Estate Financing, Inc., in the amount of \$27,700.00 filed for record October 8, 1976, at 1:40 PM and recorded in Real 1356, Page 520, in the Probate Office of Jefferson County, Alabama, which grantees assume and agree to pay.

BOOK 322 PAGE 357



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 27th day of September, 1979

WITNESS:

..... (Seal)
 10 OCT -2 AM 10:28
 (Seal)
 (Seal)

Larry K. Smith (Seal)
 LARRY K. SMITH
Bonita Smith (Seal)
 BONITA SMITH
 (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned LARRY K. SMITH AND WIFE, BONITA SMITH a Notary Public in and for said County, in said State, hereby certify that 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 27th day of September, A. D., 1979

W. J. WYNN
621 CITY FEDERAL BUILDING
BIRMINGHAM, ALA. 35203

[Signature]
Notary Public.