

192

19801006000112820 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
10/06/1980 00:00:00 FILED/CERTIFIED

Form 1-1.5 Rev. 1-66

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

SHELBY.....COUNTY}

KNOW ALL MEN BY THESE PRESENTS,

plus the execution of purchase money mortgage

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

Nelson Archer and wife, Edna Archer

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

Joseph Claude Smith and wife, Varina S. Smith

(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:

Archers Grocery and Westover Post Office Building concrete block building of 1600 sq. ft. on 50 x 150 ft. lot.
Starting at a point 271 feet North of center of main track of the Atlantic Coast Line RR, measured along the West boundary of the Sterrett & Columbiana public road (Shelby 55); going thence in a Westerly direction parallel with the Atlantic Coast Line RR track 150 feet; thence Northerly direction parallel with the Sterrett & Columbiana public road (Shelby 55) 50 feet; thence in an Easterly direction parallel with the Atlantic Coast Line RR track 150 feet; thence in a Southerly direction, along the West boundary of Shelby 55 fifty feet to the point of beginning; said station of Westover and lot being located in and being a part of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 28, Township 19, Range 1 East.

BOOK 328 PAGE 935

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
day of September, 19 80

WITNESS:

C. Clark Smith (Seal)
 ONE OF ALL SEALS
 IDENTIFY THIS
 IDENTIFY THIS FILE (Seal)

✓ Nelson Archer (Seal)
Edna Archer (Seal)
150 (Edna Archer)
150 (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, _____ the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that _____ Nelson Archer and Edna Archer _____ whose name _____ 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.....day of October.....September.....A. D., 1980.....

O. J. L. September A. D., 19...
 Fred M. Trotter Notary Public.