

This instrument was prepared by



19810902000095040 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
09/02/1981 00:00:00 FILED/CERTIFIED

(Name) James J. Odom, Jr.
2154 Highland Avenue
(Address) Birmingham, Alabama 35205

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Sixty-four Thousand Four Hundred, Forty-four and 44/100 Dol

to the undersigned grantor, Rhodes & Acton, an Alabama General Partnership, ~~XXXXXXXXXX~~
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Rodger Eugene Smith and Jacqueline R. 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:

Lot 48, according to the survey of Navajo Hills, 7th Sector, as recorded
in Map Book 7, Page 95, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Transmission Line Permit to Alabama
Power Company and South Central Bell Tel. recorded in Deed Book 316,
Page 345 and Deed Book 324, Page 851; (3) Title to all minerals within
and underlying the premises, together with rights pertaining thereto
recorded in Deed Book 121, Page 294; (4) A 35 foot building set back line
from street, as shown by recorded plat; (5) Restrictions, covenants and
conditions as set out in Misc. Book 32, Page 221.

\$57,950.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

BOOK 334 PAGE 712

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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and
its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its ~~Resident~~ General Partner, William D. Acton
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of August, 19 81.

ATTEST: STATE OF ALA. SHELBY CO. Rhodes & Acton, an Alabama General
I CERTIFY THIS Partnership,
INSTRUMENT WAS FILED ~~See Ptg. 415-136~~
1981 SEP -2 AM 8:31 ~~See Tax 650~~ By ~~William D. Acton~~
Secretary ~~Rec 150~~ William D. Acton, General Partner
~~900~~

STATE OF ALABAMA
COUNTY OF JEFFERSON ~~Shelby Co.~~
JUDGE OF PROBATE

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that William D. Acton, whose name as General Partner of Rhodes
~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ Acton, an Alabama General Partnership,
~~XXXXXXXXXXXX~~ is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being
informed of the contents of the conveyance, he, ~~XX~~
~~XXXXXXXXXXXXXXXXXXXX~~ in his capacity as such General Partner, executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal, this the 31st day of August, 19 81.

ODOM & MAY, ATTORNEYS

P. O. BOX 7-A
BIRMINGHAM, AL 35205

Public