

This instrument was prepared by

(Name) Calvin B. Watts

(Address) 3324 Independence Drive, Birmingham, Alabama 35209

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

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Four Thousand Nine Hundred and No/100----- DOLLARS

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

Jean C. Collum and husband, Norman L. Collum

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

Carlos A. Smith and wife, Genever Faye 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:

Commence at the Northwest corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13, Township 21 South Range 2 West; thence run East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 212.00 feet to the point of beginning; thence continue East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 160.00 feet; thence turn an angle of 90 deg. 00 min. 00 sec. to the right and run a distance of 223.25 feet to the North line of Shelby County Hwy. No. 26; thence turn an angle of 75 deg. 44 min. 15 sec. to the right and run along said Hwy. Right of way a distance of 165.08 feet; thence turn an angle of 104 deg. 15 min. 06 sec. to the right and run a distance of 263.89 feet to the point of beginning. Situated in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 13, Township 21 South, Range 2 West, Shelby County, Alabama.

This conveyance is subject to easement and restrictions of record.

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, I have hereunto set my hand(s) and seal(s), this 1st day of March, 1982.

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

1982 MAR -1 PM 12:53

JUDGE OF PROBATE

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, Mayo C. Crain, a Notary Public in and for said County, in said State, hereby certify that Jean C. Collum and husband, Norman L. Collum 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 1st day of March, A. D., 1982

Notary Public.

Jack A.