

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

STATE OF ALABAMA }  
SHELBY COUNTY }

5285

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-Four Thousand Five Hundred and No/100- - - - - DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, William Ira Smith and wife, Eula A. Smith

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

John A. Morton and wife, Virginia P. Morton

(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 1 in Block 4, in Indian Springs Ranch, being a subdivision of a part of the N $\frac{1}{2}$  of the SE $\frac{1}{4}$  and the SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 29; a part of the SW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 28; a part of the E $\frac{1}{2}$  of NE $\frac{1}{4}$  of Section 32 and a part of the W $\frac{1}{2}$  of the NW $\frac{1}{4}$  of Section 33, all in Township 19 South Range 2 West, situated in Shelby County, Alabama, according to the plat thereof prepared by A. A. Winters, Registered Surveyor and recorded in the Office of the Judge of Probate of Shelby County, Alabama on September 26, 1958 in Map Record 4 Page 29.

Subject to restrictions and limitations as to the use of subject property as set out in instrument recorded in Deed Book 195, on Page 467 in Probate Office of Shelby County, Alabama.

Subject to line permits in favor of Alabama Power Company recorded in Deed Book 176, on Page 73, and in Deed Book 176 on Page 71 and Deed Book 176 on Page 75 in Probate Office of Shelby County, Alabama.

Subject to right of way deed dated January 8, 1948 in favor of Shelby County, Alabama, recorded in Deed Book 135 on Page 7 in Probate Office of Shelby County, Alabama.

Subject to utility easement-Subdivision-Corporation to Alabama Power Company and Southern Bell Telephone and Telegraph Company dated October 6, 1958 and recorded in Deed Book 198 on Page 491 in Probate Office Shelby County.

Subject to ad valorem taxes for current year, 1962.

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 23rd day of July, 1962.

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 3/11/62  
1962  
RECORDED & \$ 4.00 MTG. TAX  
& \$ 1.00 RECD-TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

William Ira Smith  
William Ira Smith

Eula A. Smith  
Eula A. Smith

STATE OF ALABAMA }  
JEFFERSON COUNTY } Conrad V. Fowler  
JUDGE OF PROBATE

General Acknowledgment

I, Conrad V. Fowler, a Notary Public in and for said County, in said State, hereby certify that William Ira Smith and wife, Eula A. Smith whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this 23rd day of July, 1962, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same date.

Given under my hand and official seal this 23rd day of July, A. D., 1962.

Conrad V. Fowler  
Notary Public.



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