

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

THE STATE OF ~~ALABAMA~~
~~MONTGOMERY~~ COUNTY.

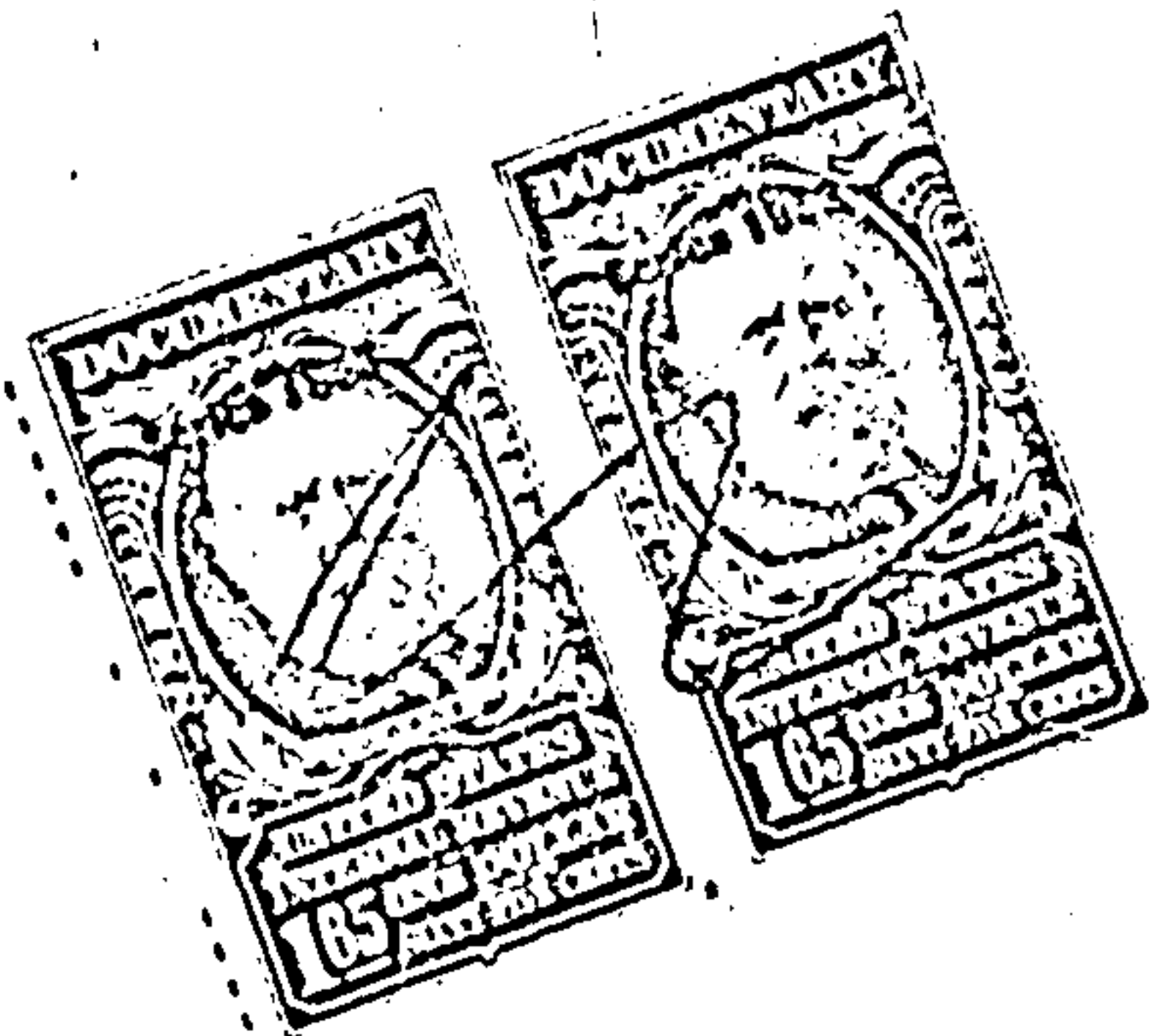
2872

KNOW ALL MEN BY THESE PRESENTS that in consideration of Three Thousand and no-100ths DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEEES herein, the receipt whereof, is acknowledged we, Eugene F. Baldwin and June McQueen Baldwin

therein referred to as GRANTOR ^S, do hereby GRANT, BARGAIN, SELL and CONVEY unto William N. Smitherman and Catherine Bridges Smitherman

therein referred to as GRANTEE ^S, or to the survivor of them, his or her heirs and assigns, the following described Real Estate, situated in the County of ~~Montgomery~~ Shelby and State of Alabama, to-wit:

A lot in Block 46, Montevallo beginning at the point on Shelby Street which is the easternmost corner of the lot formerly known as the Episcopal Church Lot, said lot being now owned by Cleary C. Broadhead; run thence southwesterly and perpendicular to Shelby Street along the southeast boundary of said Episcopal Church Lot 77 feet; run thence northwesterly and parallel with Shelby Street 119 feet; run thence southwesterly and perpendicular to Shelby Street 93 feet; run thence southeasterly and parallel to Shelby Street 119 feet; thence turn 35 degrees, 23 minutes to the right and run 122.6 feet; thence turn 125 degrees, 23 minutes to the left and run 241.5 feet northeasterly and perpendicular to Shelby Street; thence 100 feet along and parallel to Shelby Street to the point of beginning;



TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEEES, share and share alike during their joint lives, with full right, power and authority to them jointly to mortgage, sell or convey said property and pass a fee simple title thereto, but upon the death of either of them if said property has not theretofore been disposed of, a fee simple title to said property shall vest in the survivor of them and in the heirs and assigns of such survivor FOREVER.

And ~~X~~ (we) do, for ~~XXXX~~ (ourselves) and for ~~X~~ (our) heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as hereinabove provided; that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, ~~WE~~ have hereunto set OUR hand and seal ~~S~~, this 20 day of February 1963.

WITNESS: Lucy Burke Eugene F. Baldwin (L. S.)
June McQueen Baldwin (L. S.)
(L. S.)
(L. S.)

THE STATE OF ~~ALABAMA~~
~~MONTGOMERY~~ COUNTY.
Cumberland

Carolyn A. Thomas, a Notary Public in and for said State, North Carolina do hereby certify that Eugene F. Baldwin & wife, June McQueen Baldwin

whose name is 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 20 day of February A. D. 19 63
Carolyn A. Thomas Notary Public.
Commission expires: 10-27-63

THE STATE OF ALABAMA, MONTGOMERY COUNTY.
I hereby certify that the within Deed was filed in this office for record on the 14 day of March, 19 63, at 2:00 o'clock P.M., and duly recorded in Deed Record Book, 331 Page and examined Conrad M. Smith Judge of Probate.

BOOK 224 PAGE 570