

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

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN DOLLARS & other good and valuable consideration hereinafter stated to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Winfred O. Smith, a single man

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

J. R. Smith and wife, Charlexa 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:

Part of the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 12, Township 21, Range 3 West, more particularly described as follows: Begin at the point in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 12, where the south line of the Louisville & Nashville Railroad right of way intersects the West line of the right of way of the old Elliottsville-Saginaw public road, and run thence South along said right of way of the old public road a distance of 210 feet; thence run West parallel with the Railroad a distance of 105 feet; thence South parallel with the old public road a distance of 210 feet; thence run East parallel with the Railroad a distance of 105 feet to the West right of way line of the old Elliottsville-Saginaw public road; thence Southwesterly along said line of said old road following the meanderings thereof to the NE corner of the H. Cassells tract; thence run West along the North line of the Cassells tract to the East right of way line of the new U. S. Highway known as Project No. I-202-2(7); run thence Northwesterly along said Highway right of way following the meanderings thereof to the North line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 12; thence East along the North line of the South half of said SE $\frac{1}{4}$ to its intersection with the South line of the Louisville and Nashville Railroad right of way; thence East along said Railroad right of way line to the point of beginning;

Subject to: (a) the right of way for Shelby County Highway Project SACP 4391-A which is the new right of way for the Elliottsville-Saginaw public road; and (b) the transmission line permits to Alabama Power Company by instruments now of record in the office of the Probate Judge of Shelby County, Alabama.

It is agreed and understood by and between the grantor and grantees herein, that as a part of the consideration hereof, grantees assume and agree to pay as the same shall become due, their prorata share (one-third) of the indebtedness to Shelby County Savings & Loan Association which said indebtedness is evidenced by mortgage to said Association recorded in the Probate Office of Shelby County, Alabama in Mortgage Book 278, page 51.

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 26th day of July, 1963.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 7-27-63
RECORDED & \$ MTG. TAX
& \$ DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Winfred O. Smith
(Winfred O. Smith)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

Corroborated M. J. Joubert
General Acknowledgment
JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Winfred O. Smith, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of July, 1963.

John A. Hines
Notary Public