

3256

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 SIX HUNDRED AND NO/100 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

D. W. Smith and wife, Lydia Smith

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

(Tloyd) Floyd E. Connell and wife, Mary D. Connell

(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:

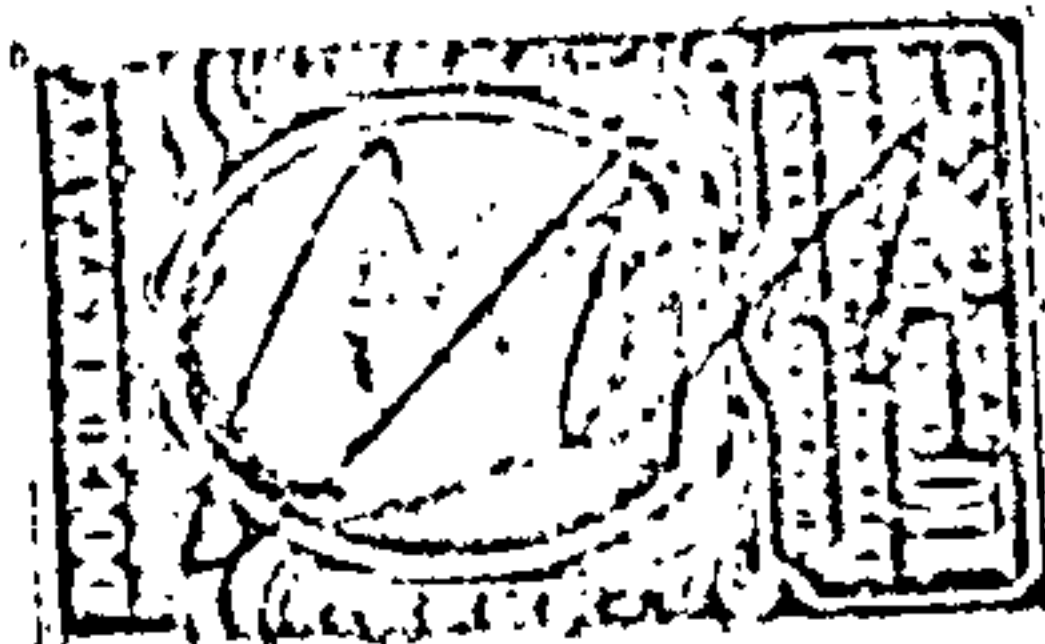
Lot No. 3, in Smith's Camp, according to map as recorded in the Probate Office of Shelby County, Alabama in Map Book 4, page 51.

MINERAL AND MINING RIGHTS RESERVED.

Above property shall not be used for business purposes, and this covenant shall run with the land.

It is agreed that no building costing less than \$2500.00 to build shall be placed on the above described lot.

Sellers retain a Vendor's lien for \$500.00, which is to be paid by purchaser to sellers at the rate of \$20.00 each month, commencing March 25, 1964. (Interest payable at 6% per annum from date) as shown by installment note.

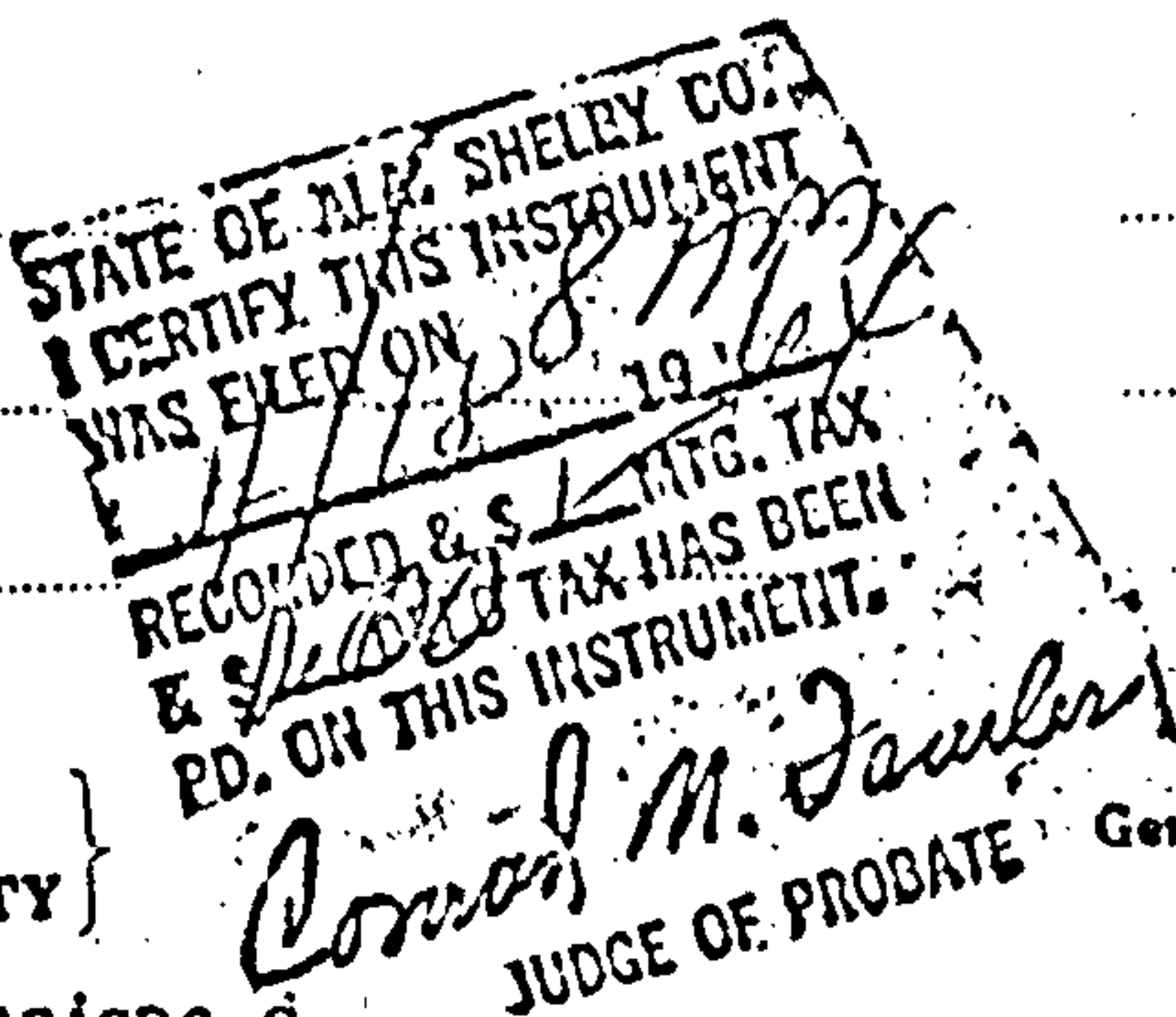


TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 27th day of February, 1964.

WITNESS:



D. W. Smith (Seal)

Lydia Smith (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that D. W. Smith and wife, Lydia Smith 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 27th day of February, A. D., 1964.

Lance Brasher Notary Public.

BOOK 230 PAGE 212