

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 ONE DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, F. E. Smith and wife, Aleene Smith

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

Michael D. Smith and Jo Ellen 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:

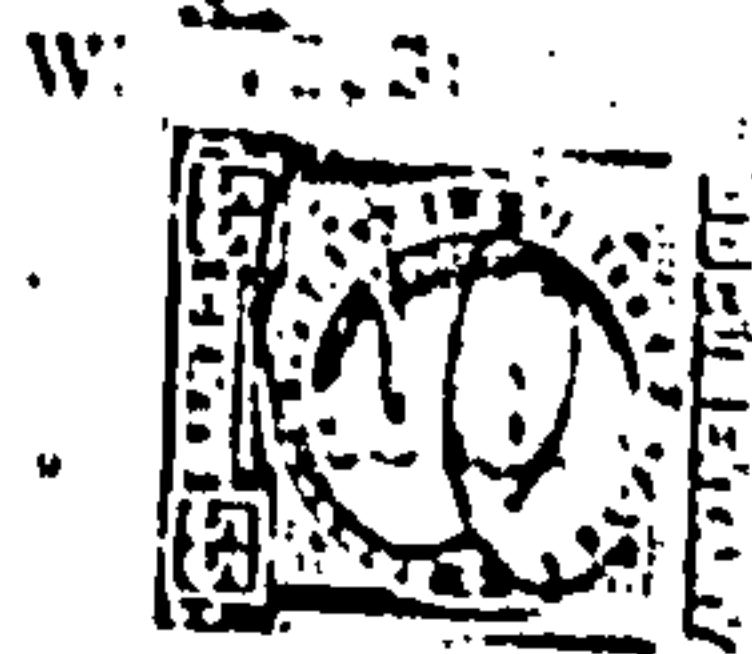
From the southeast corner of Section 32, Township 20 South, Range 3 West run northerly along the east boundary of said Section 32, Township 20 South, Range 3 West for 200.18 feet to the point of beginning of the land herein described and conveyed; thence turn an angle of 92 deg. 10 min. to the left and run southwesterly 189.53 feet; thence turn an angle of 05 deg. 43 min. to the left and run southwesterly 262.08 feet; thence turn an angle of 76 deg. 12 min. to the right and run northwesterly 165.57 feet; thence turn an angle of 21 deg. 41 min. to the right and run northwesterly 131.5 feet; thence turn an angle of 74 deg. 55 min. to the right and run northeasterly 528.62 feet more or less, to a point on the east boundary line of Section 32, Township 20 South, Range 3 West; thence run southerly along the east boundary line of Section 32, Township 20 South, Range 3 West 380.34 feet, more or less, to the point of beginning. This land being a part of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 32, Township 20 South, Range 3 West, and being 3.77 acres, more or less.

A portion of The above property shall only be used for residential purposes and no dwelling house shall be constructed thereon having less than 900 square feet of floor space, excluding outside porches. Said property shall not be used for permanent house trailer parking, except that a trailer may be parked thereon by the owners for not more than six months while a dwelling house is being constructed thereon. This shall be a covenant running with the land and shall bind the grantees, their successors and assigns. The portion of property which is subject to these restrictions is that portion located in the property described in that certain deed from J. D. Holcombe and wife, Cora Lee Holcombe to F. E. Smith and Aleene Smith dated November 17, 1964, and recorded in Deed Book 233 page 61 in the Probate Office of Shelby County, Alabama.

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 2nd day of July, 1965.



STATE OF ALABAMA  
SHELBY COUNTY  
WAS FILED ON  
RECORDED  
& INDEXED  
FD. 011

F. E. Smith (Seal)  
Aleene Smith (Seal)

STATE OF ALABAMA  
SHELBY COUNTY

OFFICE OF PROBATE

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that F. E. Smith and wife, Aleene 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 2nd day of July, A. D., 1965.

Martha B. Joiner  
Notary Public.