

8513

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 Twelve Thousand and no/100----- 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:

Begin at the southeast corner of Lot 1 Block 1 according to a Resurvey of Farris-Smith Subdivision, as recorded in Map Book 4 on page 48 in the Probate Office of Shelby County, Alabama, and run thence in a westerly direction along the south line of said Lot 1 Block 1 a distance of 175.8 feet to the southwest corner of said Lot 1; thence turn and angle of 88 deg. 44 min. to the left and run southerly 296.63 feet to the north line of Helena-Alabaster Road (also known as 5th Avenue in said Subdivision); thence run in an easterly direction along the north right of way line of said Helena-Alabaster Road to the west right of way line of 29th Street according to said Subdivision map; thence run north 2 deg. 15 min. west 296 feet to the point of beginning, being situated in SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 26, Township 20 South, Range 3 West.

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON 10 PM

9-12-66
RECORDED & \$ MTG. TAX

\$12.00 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad H. Fowler
JUDGE OF PROBATE

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 12th day of September, 1966.

WITNESS:

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

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STATE OF ALABAMA

Shelby COUNTY }

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 name is here 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 12th day of September, A. D., 1966

Martha B. Joiner
Notary Public.

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