

This instrument was prepared by

2936

(Name) Margaret Scruggs

(Address) 3040 Montgomery Highway, Birmingham, Alabama.

Form 1-1.5 Rev. 1-66

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 THOUSAND, FIVE HUNDRED and NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
EWELL S. ROBINSON and wife, MELVINIA D. ROBINSON

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

HERBERT A. SMITH and wife, ELIZABETH M. 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:

Lot 1, Block 1, according to survey of INDIAN SPRINGS RANCH, and recorded in Map Book 4, Page 29, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: Restrictive covenants and conditions dated Sept. 25, 1958, recorded in Deed Book 195, Page 467; and dated February 26th, 1963, recorded in Book 224, Page 436, in the Probate Office of Shelby County, Alabama; Building set-back line of 100 feet, as shown on map recorded in Book 4, Page 29, in the said Probate Office; Permits to Alabama Power Company recorded in Deed Book 176, Pages 73, 71 and 75, and in Deed Book 198, Page 491, in the said Probate Office.



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 6th day of March, 1967.

STATE OF ALABAMA
SHELBY COUNTY
1967 MAR 14 9 29 AM
U.C.C. FILED
REC. EX. & PAGE SYSTEM
JUDGE OF PROBATE

Ewell S. Robinson (Seal)
(Ewell S. Robinson)

Melvinia D. Robinson (Seal)
(Melvinia D. Robinson)

General Acknowledgment

STATE OF ALABAMA
Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ewell S. Robinson and wife, Melvinia D. Robinson whose name 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 6th day of March, A. D., 1967.

Margaret Scruggs
Notary Public.

BOOK 217 PAGE 193