

This instrument was prepared by

525³ dp 3,000.00 5-1314
Are mtg 306-311

(Name) WALLACE & ELLIS, Attorneys

(Address) Columbiana, Alabama

Form 1-13 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 Twelve Thousand, Five Hundred and 00/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Natt C. Smith, Jr. and wife, Betty L. Smith

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

Kenneth R. McRae and wife, Ramona M. McRae

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them in fee simple, together with every contingent remainder and right of reversion, the following

Shelby County, Alabama to-wit:

A lot in Section 33, Township 21 South, Range 2 West, described as follows: Commencing at the SW corner of Section 33, Township 21 South, Range 2 West and run North along the West boundary of said Section line a distance of 1990.70 feet; thence turn an angle of 91 deg. 33' to the right and run a distance of 2217.34 feet to a point on the West right of way line of Highway 31; thence turn an angle of 61 deg. 48' to the right and run a distance of 566.80 feet to point of beginning; thence turn an angle of 4 deg. 07' to the left and run a distance of 208.71 feet along the West right of way line of Highway 31; thence turn an angle of 106 deg. 30' to the right and run a distance of 417.42 feet; thence turn an angle of 73 deg. 30' to the right and run a distance of 203.71 feet; thence turn an angle of 106 deg. 30' to the right and run a distance of 417.42 feet to the point of beginning. This being a part of the SW¹/₄ of Section 33, Township 21 South, Range 2 West, and containing 2 acres. Situated in 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 day of June, 1967

WITNESS:

Beryl Phelps (Seal) Natt C. Smith, Jr. (Seal)
Luthe Phelps (Seal) Betty L. Smith (Seal)

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON 11 am

STATE OF ALABAMA

COUNTY

General Acknowledgment

RECORDED & \$ - MTG. TAX

1. the undersigned, Natt C. Smith, Jr. and Betty L. Smith, a Notary Public in and for said County, in said State, hereby certify that Natt C. Smith, Jr. and Betty L. 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 June 19, 1967

James Franklin Currier
Notary Public.

BOOK 248 PAGE 912