

This instrument was prepared by

(Name).....W. H. Collier, Attorney.....

(Address).....724 Brown Marx Bldg., Birmingham, Ala.....

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 One Thousand Eight Hundred and no/100 ----- (\$1800.00)----- DOLLARS and the assumption of a mortgage,

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Kenneth Lynn Cooper and wife, Eva Mae Cooper

(herein referred to as grantors) do grant, bargain, sell and convey unto Arthur W. Smith, Jr. and wife, Sue C. 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 inShelby.....County, Alabama to-wit:

Commence at the Southwest corner of the SE1/4 of NE1/4 Section 16 Township 19 South, Range 2 West, run thence Northeasterly along the NE-SW diagonal line of said 1/4-1/4 section for a distance of 347.72 feet; thence turn an angle to the right of 45 deg. 57' in an Easterly direction for a distance of 70.52 feet to point of beginning; thence turn an angle to the right of 47 deg. 20' in a Southeasterly direction a distance of 336.59 feet to a point on the North R.O.W. line of a county road, known as Valley Dale Road; thence turn an angle to the left of 84 deg. 35' in a Northeasterly direction a distance of 150.0 feet along said road R.O.W. line; thence turn an angle to the left of 95 deg. 25' in a Northwesterly direction a distance of 213.11 feet; thence turn an angle to the left of 47 deg. 20' in a Westerly direction a distance of 203.09 feet to point of beginning.

Minerals and mining rights excepted.

Subject to easements and restrictions of record.

Subject to that certain mortgage from Kenneth Lynn Cooper and wife, Eva Mae Cooper to Cobbs, Allon & Hall Mortgage Company, Inc., dated 8th April 1966 and filed on 12th April 1966 and recorded in Mortgage Book 300 on page 9 in Probate Office of Shelby County, Alabama, which said mortgage the grantees herein expressly assume and agree to pay.



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.....1st July....., 1967.....

WITNESS: *Henry H. Smith* (Seal)

Kenneth Lynn Cooper (Seal)
Eva Mae Cooper (Seal)

.....(Seal)

STATE OF NORTH CAROLINA
NEW HANOVER COUNTY

General Acknowledgment

I, the undersigned....., a Notary Public in and for said County, in said State, hereby certify that.....Kenneth Lynn Cooper and wife, Eva Mae Cooper..... 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.....1st.....day of.....July.....A. D., 1967.....

My Comm. Expires July 14/1968 *Henry H. Smith* Notary Public.

FILED
JUL 18 AM 9:18
SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
JUDGE OF PROBATE

BOOK 249 PAGE 224