

This instrument was prepared by

(Name).....Karl C. Harrison

(Address).....Columbiana, Alabama

Form 1-15 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 Two Hundred Dollars and other good and valuable consideration -DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
J. D. Holcombe and wife, Cora Lee Holcombe

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

Jerry L. Smith and Edna S. 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 northwest corner of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 32, Township 20 South, Range 3 West, thence run easterly along the north boundary line of said SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 32, Township 20 South, Range 3 West for 315.62 feet; thence turn an angle of 88 deg. 18 min. 45 sec. to the right and run southerly 587.28 feet; thence turn an angle of 98 deg. 13 min. to the right and run northwesterly 118.32 feet; thence turn an angle of 11 deg. 22 min. to the left and run southwesterly 198.21 feet, more or less, to a point on the west boundary line of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 32, Township 20 South, Range 3 West; thence run northerly along the west boundary line of said SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 32, Township 20 South, Range 3 West, for 590.29 feet to the point of beginning. This land being a part of the SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 32, Township 20 South, Range 3 West and being 4.2 acres, more or less.

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 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. The above shall be a covenant running with the land and shall bind the grantees, their heirs and assigns.

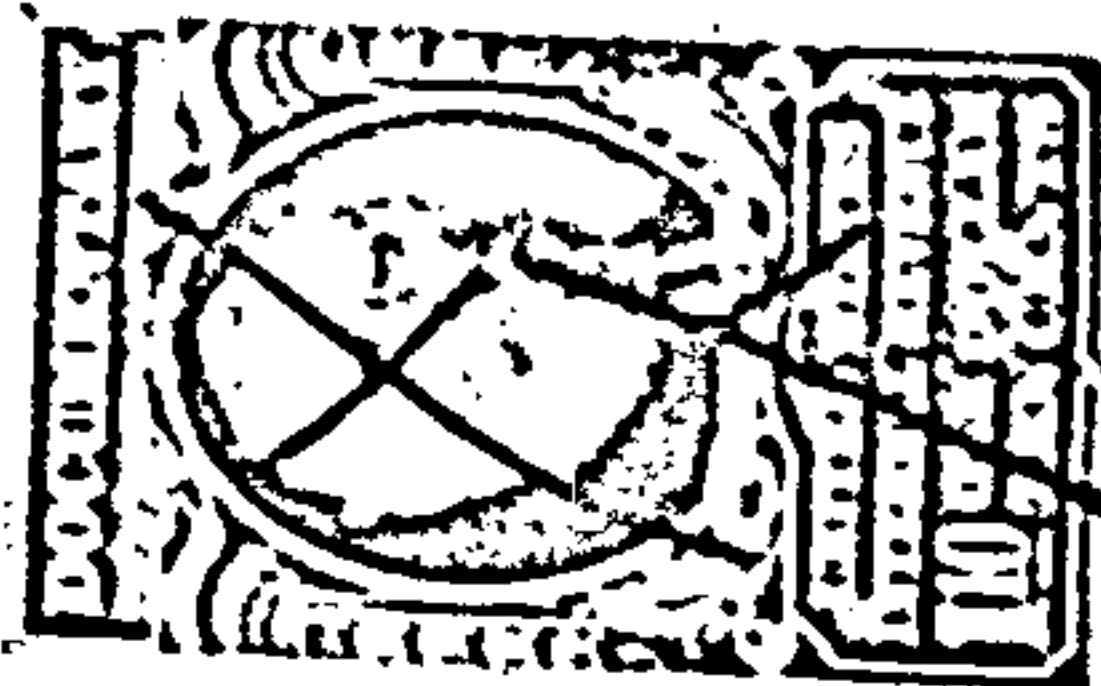
It is understood that this property is conveyed subject to the right of redemption under that certain mortgage from George and Virginia Thomas to J.D. and Cora Lee Holcombe dated August 27, 1966, recorded in Mortgage Book 304 page 377, which was foreclosed on January 6, 1967.

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.....13th day of May....., 1967.....

WITNESS:



(Seal)

(Seal)

(Seal)

J. D. Holcombe

(Seal)

Cora Lee Holcombe

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, do hereby certify that J. D. Holcombe and wife, Cora Lee Holcombe, 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 13th day of May A. D. 1967

Martha B. Joiner

Notary Public.

BOOK 249 PAGE 597

STATE OF ALA. SHEAR BY CE  
I CERTIFY THIS  
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