

This instrument was prepared by

(Name) Wallace & Ellis, Attorneys

(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 EIGHTEEN HUNDRED AND NO/100 (\$1800.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
D. W. Smith and wife, Lydia Smith

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

Lanier L. Price and wife, Juanita Price

(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 No. 22, according to map of Smith's Camp in S $\frac{1}{2}$ of SE $\frac{1}{4}$, Section 7, Township 21 South, Range 2 East, Shelby County, Alabama, which map is recorded in the Probate Office of Shelby County, Alabama in Map Book 3, page 122. MINERAL AND MINING RIGHTS RESERVED.

Also, tract of land described as: Commence at the NW corner of said Lot 22 and thence run in a Northerly direction along a projection of the West line of said Lot 22 a distance of 60 feet to a point; thence turn to the right and run Southeasterly, parallel with the Northernmost boundary line of said Lot 22 a distance of 166.20 feet to a point; thence turn to the right and run a distance of 60 feet to the NE corner of said Lot 22; thence turn to the right and run along the Northerly boundary of said Lot 22 a distance of 166.20 feet to the point of beginning.

MINERAL AND MINING RIGHTS RESERVED.

SUBJECT to rights of Alabama Power Company to flood that portion of above described property as was heretofore conveyed to said Alabama Power Company by grantors herein.

Above property shall not be used for business purposes and this covenant shall run with the land.

It is agreed that no building costing less than \$2500.00 to build shall be placed on the above described lot.

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 5th day of August, 19 67.

STATE OF ALABAMA
SHELBY COUNTY
WITNESS
INST. TAX \$2.00
1967 AUG 20
REC. EX. & TAC. \$1.00
JUL 17 1967

(Seal)

(Seal)

(Seal)

D. W. Smith (Seal)

Lydia Smith (Seal)

(Seal)

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STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that D. W. Smith and wife, Lydia Smith

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 5th day of August, 19 67.

Given under my hand and official seal this 5th day of August, A. D., 19 67.

Lanier L. Price
Notary Public.