

This instrument was prepared by

Wallace & Ellis, Attorneys

(Name)

Columbiana, Alabama

(Address)

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 Three Hundred Dollars, cash, and the balance of \$1900.00 for ~~XDOLLAR~~
which sellers retain a vendor's lien as hereinafter stated

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

John W. Gunter and wife, Alvis Marguerite Gunter

(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. 1 in Smith's Camp, according to map as recorded in the Probate Office of Shelby County, Alabama, in Map Book 4, page 51.

MINERAL AND MINING RIGHTS RESERVED.

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.

Sellers retain a Vendor's Lien for \$1900.00 which is to be paid by purchasers to sellers at the rate of \$20.00 each month, commencing April 1, 1968; (Interest payable at 6% per annum from date) as shown by installment note.

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 freed 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 9 day of March, 19 68.

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

(D. W. Smith)

(Seal)

(Lydia Smith)

(Seal)

(Seal)

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 Lydia Smith whose name s 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 9 day of March, A. D., 19 68.

(Signature)
Notary Public.

STATE OF ALABAMA
COUNTY OF SHELBY
JUDGE OF THE
COURT OF THE
COMMON PLEAS
REC. BK. & PAGE ASS. JOHN D. BROWN
JUDGE OF THE
COURT OF THE
COMMON PLEAS
1968 MAR 16 PM 10:10
Deed Tax \$3.50
INSTRUMENT NO. 100

See release - Misc Book 52 Page 204 8-18-83

252 - 283