

This instrument was prepared by

9445

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

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

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 One Thousand and no/100 ----- (\$1,000.00) ----- DOLLARS

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 in Shelby County, Alabama to-wit:

Commence at the SW corner of the SE1/4 of the 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 of 45 deg. 57' to right in an Easterly direction for a distance of 273.61 feet to point of beginning; thence turn an angle to right of 47 deg. 20' in a Southeasterly direction a distance of 213.11 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 52.52 feet along said Road R.O.W. line; thence turn an angle to the right of 04 deg. 10' and continue along said Road R.O.W. line a distance of 227.36 feet; thence turn an angle to the left of 146 deg. 55' in a Westerly direction for a distance of 376.83 feet to point of beginning.

Minerals and mining rights excepted.

Subject to easements and restrictions of record.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1968 MAR 19 PM 3:00
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
County of Shelby
JUDGE OF PROBATE

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 March, 1968.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

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

STATE OF ~~ALABAMA~~ 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 13 day of March, A. D., 1968.

J. H. Linn
Notary Public.
My Commission Expires March 23, 1969

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