

This instrument was prepared by

10979

(Name)

(Address)

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 Three Hundred and no/100 Dollars and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, B. L. Owen and wife, Loma I. Owen

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

Walter G. Smith and Hazel 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 SE 1/4 of the SE 1/4 of Section 2, Township 24 North, Range 15 East; thence run East along the South line of said 1/4 1/4 Section a distance of 1043.50 feet; thence turn an angle of 79 deg. 47 min. to the left and run a distance of 54.50 feet to North R.O.W. line of a County Road; thence turn an angle of 101 deg. 47 min. to the left and run along said R.O.W. line a distance of 30.00 feet to the point of beginning; thence turn an angle of 87 deg. 36 min. to the right and run a distance of 330.47 feet to the Pool Line of Lay Lake, (Elev. 397.00); thence turn an angle of 136 deg. 51 min. to the left and run a distance of 60.00 feet to a point on said Pool Line; thence turn an angle of 39 deg. 20 min. to the left and run a distance of 284.72 feet to the North R.O.W. line of said County Road; thence turn an angle of 91 deg. 25 min. to the left and run along said R.O.W. line a distance of 60.00 feet to the point of beginning. Situated in the SE 1/4 of the SE 1/4 of Section 2, Township 24 North, Range 15 East, Shelby County, Alabama.

Also the right, privilege, and easement to construct and maintain boat houses, boat docks, and piers over and upon that part of the above land which lies below the 397 foot ground elevation contour line.

STATE OF ALA. SHELBY CO. INSTRUMENT WAS FILED 1968 JUL 29 PM 02:55 U.C.C. FILE NUMBER OF REC. BK. & PAGE AS SHOWN ABOVE CONFIDENTIAL 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 hands and seals, this 29th day of July, 1968.

WITNESS:

(Seal)

B. L. Owen

(Seal)

(Seal)

Loma I. Owen

(Seal)

(Seal)

(Seal)

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General Acknowledgment

I, Martha E. Jones, a Notary Public in and for said County, in said State, hereby certify that B. L. Owen and wife, Loma I. Owen

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 29th day of July, A. D., 1968.

Martha E. Jones Notary Public

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