

This instrument was prepared by

(Name) HEAD AND HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

Form 1-15 Rev. 1-68

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 Thousand and No/100 (\$3,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Kenneth Ray Smith and wife, Sylvia Smith
(herein referred to as grantors) do grant, bargain, sell and convey unto

Steve J. Capps and wife, Daisy M. Capps

(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 NW corner of the West Half of East Half of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 15, Township 21 South, Range 3 West and run thence South, along the West line of said West Half of East Half of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ a distance of 700 feet, more or less, to NW corner of property heretofore conveyed to C. E. and Mary Snell as described in Deed Book 216 on page 546 in the Probate Office of Shelby County, Alabama, said point being the point of beginning of the parcel herein described; thence run East, parallel with the North line of said quarter-quarter section, a distance of 331.4 feet to a point on the East line of said West Half of East Half of NW $\frac{1}{4}$ of NE $\frac{1}{4}$; run thence North, along the East line of said West Half of East Half of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ a distance of 150.0 feet; run thence West, parallel with the North line of said NW $\frac{1}{4}$ of NE $\frac{1}{4}$, a distance of 331.4 feet to a point on the West line of said West Half of East Half of NW $\frac{1}{4}$ of NE $\frac{1}{4}$; run thence South, along the West line of said West Half of East Half of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ a distance of 150.0 feet to the point of beginning, subject to a 20 foot easement recorded in Deed Book 138, page 285 in said Probate Office, ~~and also except the right of way of the Six Mile Highway Public Road K.S.~~



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Shelby Cnty Judge of Probate, AL
11/05/1971 12:00:00 AM FILED/CERT

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 3rd day of November, 1971

WITNESS:

(Seal)
(Seal)
(Seal)

Kenneth Ray Smith (Seal)
Sylvia 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 Kenneth Ray Smith and wife, Sylvia 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 3rd day of November, 1971 A. D., 1971

Notary Public.