

This instrument was prepared by

(Name) John C. Hensley

(Address) 524 North 21st St., B'ham, Alabama

See Mtg 322-448

9019

3,500⁰⁰

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-Two Thousand Five Hundred - - - - - and NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Frank Griffin and wife, Martha P. Griffin

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

James E. Smith and wife, Jane W. 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:

Lot 3, of Sunny Brook more particularly described as follows:

Begin at the Southwest corner of the Northeast quarter of the Northeast quarter of Section 33, Township 20 South, Range 3 West; thence in an Easterly direction along the south boundary of said quarter-quarter section 67.04 feet; thence turn an angle of 77° 23' to the left in a northeasterly direction 265.62 feet to the point of beginning; thence turn an angle of 73° 12' to the right in a northeasterly direction 264.29 feet to the intersection with the west right-of-way boundary of a public road, said intersection being in a curve turning to the left, having a central angle of 6° 26', having a radius of 980.89 feet and having a chord 110.00 feet, said chord forming an angle of 92° 29' to the left; thence in a northeasterly direction along the arc of said curve 110.07 feet; thence turn an angle of 78° 36' to the left from said chord in a westerly direction 252 feet more or less, to the east boundary of waters edge as it now exists; thence in a southwesterly direction along the east boundary of said waters edge 150 feet more or less; thence in a northeasterly direction along a straight line 20 feet more or less to the point of beginning, said straight line also being in a straight line with the above mentioned line having a distance of 264.29 feet.

\$29,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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Shelby Cnty Judge of Probate, AL
05/02/1972 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 31st

day of March, 1972.

(Seal)
(Seal)
(Seal)

Frank Griffin (Seal)
Frank Griffin

Martha P. Griffin (Seal)
Martha P. Griffin

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank Griffin and wife, Martha P. Griffin 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 31st day of March, A. D., 1972.

John C. Hensley
Notary Public.

BOOK 274 PAGE 164

STATE OF ALA. SHELBY CO. JUDGE OF PROBATE
I CERTIFY THAT THIS INSTRUMENT WAS FILED
1972 MAY -2 AM 9:45
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
Covered by Bond