

This instrument was prepared by

(Name) Carl Ross, Sr., Attorney at Law

(Address) 1731-2nd Avenue North, Bessemer, Ala.

See mtg 322-785

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,

Five Thousand and No/100 Dollars, (\$5,000.00), One Thousand and No/100 Dollars, (\$1,000.00), of which is paid in cash, and the balance ~~XXXXXX~~ of Four Thousand and No/100 Dollars, (\$4,000.00), being secured by mortgage of even date herewith, payable in 4 annual installments

C. W. SMITH and wife, ELSIE IRENE SMITH

(herein referred to as grantors) do grant, bargain, sell and convey unto JAMES H. BRADLEY and wife, PRISCILLA P. BRADLEY

(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:

10 acres more or less situated in Shelby County, Alabama, in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 1, Township 20 South, Range 2 West, described as follows:

Commence at the NE corner of Section 1, Township 20 South, Range 2 West, and run South along the East line of said section 927.5 feet to a point of beginning of the tract herein conveyed; thence run West and parallel with the North line of said section 1110.0 feet; thence run South and parallel with the East line of said section 392.5 feet; thence run East and parallel with North line of said section 1110.0 feet to the East line of same; thence run North along the East line of said section 392.5 feet to the point of beginning.

Grantors grant an easement to grantees along the South 15 feet of the West 210 feet and the West 15 feet of said 40 acres owned by them to be used as a roadway.

All mineral and mining rights not owned by grantors are hereby excepted.



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Shelby Cnty Judge of Probate, AL
05/17/1972 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 16th day of May, 1972.

WITNESS:

Carl Ross, Sr. (Seal)

Carl Ross, Sr. (Seal)

C. W. Smith (Seal)

Elsie Irene Smith (Seal)

(Seal) (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Carl Ross, Sr., a Notary Public in and for said County, in said State, hereby certify that C. W. Smith and wife, Elsie Irene Smith 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 16th day of May, A. D., 1972.

Carl Ross, Sr.

Notary Public.

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