

(Name) WALLACE, ELLIS & FOWLER, Attorneys

(Address) Columbiana, Alabama

Form 1-1-S 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 Fourteen Hundred Dollars (\$1400.00)----- DOLLARS

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

L. N. Wyatt, Sr. and wife, Kathleen E. Wyatt

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

Charles E. Smith and wife, Betty J. 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 SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, Township 19 South, Range 1 East, Shelby County, Alabama, thence proceed North along the West boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 488 feet to a point; thence turn to the right and run Easterly parallel with the Southern boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 50 feet to point of beginning; from the point of beginning thus established continue Easterly parallel with the Southern boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 210 feet to a point; thence turn to the left and run Northerly parallel with the Western boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 210 feet to a point; thence turn to the left and run Westerly parallel with the Southern boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 210 feet to a point; thence turn to the left and run Southerly parallel with the Western boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 210 feet to point of beginning. Containing 1 acre, more or less.

Grantors retain a vendors lien against the above described property to secure the balance due on the purchase price in the amount of \$900.00 payable as follows: \$200.00 on July 1, 1973, and \$50.00 per month on the 1st day of each month thereafter until the balance thereof is paid together with interest on the unpaid balance at the rate of six per cent.



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Shelby Cnty Judge of Probate, AL
04/24/1973 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 12th day of March, 1973.

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON

WITNESS:

April 24, 1973 (Seal)

RECORDED & \$ MTG. TAX (Seal)

\$150 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT. (Seal)

STATE OF ALABAMA

SHELBY

COUNTY JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that L. N. Wyatt, Sr. and wife, Kathleen E. Wyatt whose name 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 15 day of March, A. D., 1973

Notary Public