

This instrument was prepared by

(Name) Bob Fleming Sales & INS. (Lenora Beasley)

(Address) #1 Cross Creek Trail, Pelham, Alabama

Form 1-1-7 Rev. 1-66

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

See Mtg 335-178

That in consideration of Twenty Six Thousand Four Hundred and no/00 - DOLLARS

to the undersigned grantor, F. & F. BUILDERS, INC. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

JAMES PEDRO SMITH AND WIFE, KATHY M. SMITH

(herein referred to as GRANTEEES) 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 24 according to Map of Oakdale Estates, as recorded in Map Book 5
on page 98 in Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back-lines,
right-of-ways, limitations, if any, of record.

\$25,000.00 of the purchase price recited above was paid
from mortgage loan closed simultaneously herewith:

19731030000059890 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/30/1973 01:00:00 AM FILED/CERT

TO HAVE AND TO HOLD, To the said GRANTEEES 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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Robert K. Fleming
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of Oct 19 73

ATTEST:

F. & F. BUILDERS, INC.
By Robert K. Fleming President
As it's

Secretary

STATE OF ALABAMA }
COUNTY OF SHELBY }

J.C. JACKSON

a Notary Public in and for said County in said

State, hereby certify that ROBERT K. FLEMING
whose name as THE President of F.&F. BUILDERS, INC.
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being
informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

Given under my hand and official seal, this the 26th day of October

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J. C. Jackson
Notary Public