

This instrument was prepared by

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(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 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 ONE THOUSAND DOLLARS (\$1,000.00)-----DOLLARS

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

B. W. Furney and wife, Onnie Ozley Furney
(herein referred to as grantors) do grant, bargain, sell and convey unto

Herman L. Smith and wife, Rena F. 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 S.E. Corner of the N.W. of N.W. of Section 8, Township 20, Range 1 West. Run West along 40 line 485 feet to iron pipe, then run north parallel with East 40 line 418 feet to iron pipe, then run West along fence line 209 feet to iron pipe, then North 20 feet across access road to iron pin, the point of beginning. Run North parallel with East 40 line 418 feet, then run West 13° North 198 feet to point, the corner of Alcock Property; then run West 56 feet to point on highway R.O.W.; then run 45° S.W. along highway R.O.W. 237 feet to point on R.O.W.; then run 12° East of South 132 feet along highway R.O.W.; then run 28° East of South 191 feet to point on North side of access road R.O.W.; then East along North side of road R.O.W. 287 feet to a point and the point of beginning, being a tract of land consisting of approximately 4½ acres.

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Shelby Cnty Judge of Probate, AL
11/12/1973 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 November, 1973.

WITNESS:

A. P. Stone (Seal)
(Seal)
(Seal)

B. W. Furney (Seal)
Onnie Ozley Furney (Seal)
(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned Rena K. Stone, a Notary Public in and for said County, in said State, hereby certify that B. W. Furney and wife, Onnie Ozley Furney 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 12th day of November, A. D., 1973.

My Commission Expires July 20, 1975

Notary Public.