

This instrument was prepared by

This document was prepared by

(Name)

(Address)

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 Thirty one thousand eight hundred & no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Warren Hardin, an unmarried man
(herein referred to as grantors) do grant, bargain, sell and convey unto

James Walter Smith and wife, Rebecca Joy 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 southeast corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 36, Township 19 South, Range 3, West in Shelby County, Alabama, thence run north along the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 400.0 feet; thence 66° 32' left and run northwesterly for 194.49 feet to the point of beginning of the property herein described; thence continue northwesterly along the last stated course for 213.00 feet to a point on the easterly right-of-way line of the Helena-Acton, County Road; thence 96° 01' right and run northerly along said right-of-way line for 114.22 feet; thence 5° 49' left and continue northerly along said right-of-way line for 41.74 feet; thence 88° 25' 17" right and run southeasterly for 170.65 feet thence 80° 37' 43" right and run southerly for 162.28 feet to the point of beginning.

Subject to ad valorem taxes for tax year 1974;
Subject to transmission line permits to the Alabama Power Company; Deed Book 101, Page 551
Subject to public road right of way to Shelby County recorded in Deed Book 135 at page 364

\$26,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously with delivery of this deed.

19731203000065370 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/03/1973 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO. JUDGE OF PROBATE
I CERTIFY THIS INSTRUMENT WAS FILED
1973 DEC -3 AM 7:10
REC. BOOK & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR INDEX NUMBER
CONF. PROBATE

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 30th day of November, 1973.

WITNESS:

(Seal) Warren Hardin (Seal)
(Seal)
(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Warren Hardin, an unmarried man whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of November, A. D., 1973.

Donald L. Newson
Notary Public.

My Comm. expires February 15, 1977