

This instrument was prepared by

(Name) Wade H. Morton Jr., Attorney at Law

(Address) P.O. Box 1227, Columbiana, Alabama

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 Thirteen Thousand Five Hundred and No/100 (\$13,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Basil R. Smith and wife, Valera W. Smith, and L.C. Franks and wife, Kathryn S. Franks
(herein referred to as grantors) do grant, bargain, sell and convey unto

Frank D. Bailey and wife, Diana G. Bailey
(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:

19740301000009940 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/01/1974 12:00:00 AM FILED/CERT

That part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and that part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of
Section 17, Township 20 South, Range 1 East, Shelby County, Alabama, described as follows:
Commence at the SE corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 17 and run thence
West along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 70.88 ft., to the East R.O.W.
line of Shelby County Hwy. No. 55; thence turn an angle of 55 deg. 44 min. to the right and
run along said R.O.W. line a distance 102.20 ft. to the point of beginning of the land herein
conveyed; thence continue in the same direction along the Eastern R.O.W. line of said Hwy. a
distance of 125.8 ft. to a point; thence turn an angle of 3 deg. 57 min. to the right and run
along said R.O.W. line a distance of 39.20 feet; thence turn an angle of 105 deg. 13 min. to
the right and run a distance of 264 ft. to a point; thence turn to the right and run South-
easterly parallel with the Eastern R.O.W. line of said Hwy. a distance of 165 ft. to a point;
thence turn to the right and run Southwesterly a distance of 264 ft. parallel with the
Northern boundary of the land herein conveyed to the point of beginning, containing one acre,
more or less.

Subject only to the following easements and encumbrances:

1. Transmission Line Permits to Alabama Power Company as shown by instruments recorded
in the Office of the Judge of Probate of Shelby County, Alabama, as follows: in Deed
Book 103, page 205; in Deed Book 127, page 332; in Deed Book 103, page 175; in Deed
Book 102, page 83; in Deed Book 112, page 465; in Deed Book 142, page 248; in Deed
Book 147, page 49; in Deed Book 147, page 50; and in Deed Book 150, page 97.
(Continued on back)

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 1st
day of March, 1974

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1974 MAR - 1 PM 4:10
U.C. FILE NUMBER OR
BK. & PAGE AS SHOWN ABOVE
Carroll H. Boudin
JUDGE OF PROBATE
STATE OF ALABAMA
Shelby COUNTY

Basil R. Smith (Seal)
Valera W. Smith (Seal)
L.C. Franks (Seal)
Kathryn S. Franks (SEAL)
General Acknowledgment

I, Wade H. Morton Jr., a Notary Public in and for said County, in said State,
hereby certify that Basil R. Smith, Valera W. Smith, L.C. Franks and Kathryn S. Franks
whose name 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 executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 1st day of March, 1974
Wade H. Morton Jr.
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Deed
1974 MAR -1 PM 4:10

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad M. Boudier
JUDGE OF PROBATE

RETURN TO

Wale

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR



19740301000009940 2/2 \$.00
Shelby Cnty Judge of Probate, AL
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13.50
14.50

(Continuation of Easements)

2. Right-of-way deeds to Shelby County as shown by instruments recorded in the Office of the Judge of Probate Of Shelby County, Alabama, as follows: in Deed Book 147, page 597, in Deed Book 147, page 493; and in Deed Book 147, page 497.
3. Ad valorem taxes for the tax year 1974.

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.