

This instrument was prepared by

(Name) WALLACE, ELLIS & FOWLER, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-7 Rev. 8-70

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,

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

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

Richard B. Smith and wife, Madalyn Adams 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:

Lot No. 18, Highlands Subdivision, as shown on map recorded in Map Book 5, page
26, in the Probate Records of Shelby County, Alabama.

ALSO, Lot No. 16, Highlands Subdivision, as shown on map recorded in Map Book 5,
page 26, in the Probate Records of Shelby County, Alabama, LESS AND EXCEPT the
following described portion thereof: Commence at the NE corner of Lot 17 and run
thence in an Easterly direction across Lot 16, following a continuation of the
northern boundary of said Lot 17, to a point on the Eastern boundary of Lot 16,
thence turn to the right and run along the eastern boundary of said Lot 16 in a
southeasterly direction to the SE corner of said Lot 16; thence run along the
Southern boundary of said Lot 16 to the SW corner thereof, which said point is also
the SE corner of Lot 17; thence turn to the right and run in a Northerly direction
130.84 feet along the Western boundary of Lot 16 to the point of beginning.

The above described property is conveyed subject to same restrictions shown on
plat of Highland Subdivision concerning set back lines and other such restrictions,
said plat being recorded in Map Book 5, page 25, in the Probate Records of Shelby
County, Alabama; Said property also conveyed subject to restrictions recorded in
Deed Book 252, page 11, in the Probate Records of Shelby County, Alabama.



19740412000017600 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/12/1974 12:00:00 AM FILED/CERT

UCC FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
1974 APR 12 PM 12:02
SHELBY COUNTY, ALABAMA
DEED BOOK 252
PAGE 11

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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, unless otherwise noted above, 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 GRANTEES, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Basil R. Smith
who is authorized to execute this conveyance, has hereto set its signature and seal, this the // day of April 1974.

ATTEST: CENTRAL DEVELOPMENT CORPORATION, INC.

By Basil R. Smith
Basil R. Smith President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that Basil R. Smith
whose name as President of Central Development Corporation, 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 // day of April 1974.

Nancy J. Farmer
Notary Public