

(Address) 302 Frank Nelson Bldg., Birmingham, Alabama

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Thousand One Hundred and No/100 ----- DOLLARS
(\$40,100.00)

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

Billy R. Brantley and wife, Glenda D. Brantley

(herein referred to as grantors) do grant, bargain, sell and convey unto

Wayne Carlton Smith and wife, Catherine M. 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 6, Block 4, of the Third Sector, of Fall Acres Subdivision, Which is recorded in Map Book 5, Page 79, in the Probate Office of Shelby County, Alabama, situated in and being a part of the SE 1/4 of the NE 1/4 of Section 3, Township 21 South, Range 3 West, Alabaster, Shelby County, Alabama.



19740613000028500 1/2 \$.00
Shelby Cnty Judge of Probate,AL
06/13/1974 12:00:00AM FILED/CERT

Subject to:

1. Ad Valorem taxes due for the current year, 1974.
 2. Subject to following restrictions: All lots are for residential purposes only, and dwellings shall have a minimum of 1600 sq. feet. in the main body of the house. No structures of a temporary nature, such as trailers, tents, shacks, basements, garages or other outbuildings shall be used as residence either temporarily or permanently and this covenant shall attach to and run with the land. No building can be erected closer than 15 feet from any property line. 35; building setback line. No lot may be subdivided for more than one dwelling to be constructed thereon. (Deed Book 285, Pg. 331.)
 3. Right of way deed to Shelby County recorded in Deed Book 72, Pg. 538.
- (Continued on reverse)

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 10th day of June, 1974.

STATE OF ALABAMA
COUNTY OF TALLADEGA
IN SENATE
JANUARY 13, 1914
JUDGE OF PROBATE

Billy R. Brantley (Seal)
Billy R. Brantley

Glenda D. Brantley (Seal)
Glenda D. Brantley

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Billy R. Brantley and wife, Glenda D. Brantley
whose name s 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 have executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 10th day of June 1974 A.D.

Notary Public.

My Commission Expires April 13, 1977

JENKINS & WALLIS, Attorneys
RETURN TO 301 Frank Nelson Building
Birmingham, Alabama 35203

Billy R. Brantley and

Glenda D. Brantley

TO

Wayne Carlton Smith and

Catherine M. Smith

WARRANTY DEED

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Continued:

4. Transmission Line Permits to Alabama Power Company recorded in Deed Book 171, Pg. 36, and Deed Book 207, Pg. 656.

\$35,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO. BOOK 287 PAGE 330

I CERTIFY THIS

INSTRUMENT WAS FILED

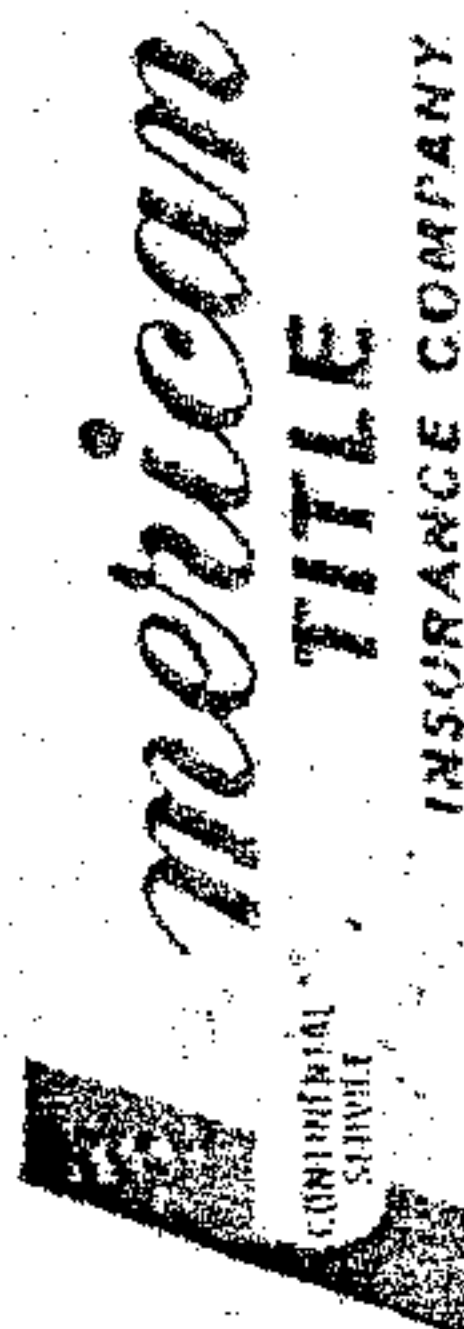
Deed Book 287
1974 JUN 13 AM 8:11

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE

Carol M. Brantley

JUDGE OF PROBATE

THIS FORM FROM



REALTY TITLE DIVISION
2025 4TH AVENUE NORTH
BIRMINGHAM, ALABAMA