

This instrument was prepared by

(Name) Calvin B. Watts 7643

(Address) 3300 Montgomery Highway, Birmingham, Alabama

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama \$1.00

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS, Value \$1.00 + Mfg

That in consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS DOLLARS

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

Wayne Casey and wife, M. Jean Casey

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

Ronnie Joe Smith and wife, Dianne Garrett 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:

Lots 3, 4 and 5, Block 31, according to the survey of South Calera as recorded in Map Book 3, Page 40, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to easements and restrictions of record.

Grantees herein agree to assume and pay that certain mortgage executed by Wayne Casey and wife, M. Jean Casey to First Federal Savings & Loan Association of Chilton County, Alabama, in the principal amount of \$14,500.00, filed for record June 7, 1974 and recorded in Volume 339, Page 596, in the Probate Office of Shelby County, Alabama.

19740830000042790 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/30/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 AUG 30 PM 8:25
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Clerk of Probate
JUDGE OF 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 27th day of August, 1974.

WITNESS:

(Seal) Wayne Casey (Seal)
(Seal) M. Jean Casey (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 Wayne Casey and wife, M. Jean Casey 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of August A. D. 1974

James A. Walt
Notary Public.