THIS	INSTRUMENT	PREPARED	BY:
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Charles A. J. Beavers

1122 North 22nd Street

ALABAMA TITLE CO., INC. WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

Jefferson

COUNTY

Know All Men By These Presents,

That in consideration of

Thirty Thousand and no/100

DOLLARS

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

A. Neel Smith and wife, Clair E. Smith

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

John L. Jerman, Jr. and wife, Carol Jerman

(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 Shelby County, Alabama to-wit:

Plot 7 according to the Survey made of Lee Street Estate by Alton Young in March 1963, as shown by Map recorded in Map Book 4, Page 80, in the Probate Office of Shelby County, Alabama, which said plot 7 is more particularly described as follows: Begin at the Southwest corner of the SW 1/4 of SE 1/4 of Section 15, Township 19 South, Range 2 West, thence run Northerly along the West boundary line of said SW 1/4 of SE 1/4 of Section 15, Township 19, Range 2 West for 332.37 feet; thence turn an angle of 90 degrees 17' to right and run Easterly for 510.4 feet; thence turn an angle of 78 degrees 01' 15" to right and run Southeasterly for 497.43 feet, thence turn an angle of 109 degrees 23' 45" to the right and run Northwesterly for 615.47 feet; thence turn an angle of 81 degrees 28' to the right and run Northerly for 73.82 feet, more or less, to the point of beginning, EXCEPT from the above described land a semi-circular turn-around radius of said semi-circle being 50 feet and the center of semi-circle being 50 feet Northwesterly from the Southeast corner of the South boundary of the above described land. This land being a part of the SW 1/4 of SE 1/4 of Section 15 and a part of the NW 1/4 of NE 1/4 of Section 22, Township 19 South, Range 2 West, and being 5.5967 acres more or less.

Subject to:

PACE

CO

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1. Taxes due in the year 1974, a lien but not yet payable.

2. Easements to Alabama Power Company in Deed Book 186, Page 222 and Deed Book 230, Page 108.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Engel Mortgage Company, Inc., recorded in Mortgage Book 330, Page 22, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

B00K 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 In we) do, for any set (ourselves) and for max (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that Dax (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

except as set forth hereinabove. that L(we) have a good right to sell and convey the same as aforesaid; that \(\frac{1}{2} \) (we) will and \(\frac{1}{2} \) (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 of

DEWITNESS WHEREOF. have hereunto set hand and seal s 15th our we , 1974. Neel General Acknowledgement COUNTY Jefferson

the undersigned

on the day the same bears date.

, a Notary Public in and for said County, in said State,

they

hereby certify that whose namea

A. Neel Smith and wife, Clair E. Smith signed to the foregoing conveyance, and who are

known to me, acknowledged before executed the same voluntarily

Given under my hand and official seal this

are

day of 15th

August

me on this day, that, being informed of the contents of the conveyance

Notary Public

FORM SATC-3