

(Name) HARRISON AND CONWILL

(Address) P.O. Box 557 Columbiana, Alabama 35051

1418
Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 DOLLARS

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

Nell N. Shelton, a widow

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

Joseph Claude Smith and wife, Varina 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:

Tract NE $\frac{1}{4}$ of SW $\frac{1}{4}$, beginning 110 yards East of NW corner South to Pumpkin Swamp Road; NE along road to East line, North to NE corner, West to beginning, less 1 acre sold to Shelton Smith, less 2.03 acres.

BOOK 290 PAGE 34



19741212000059620 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/12/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Book 290 p 34
1974 DEC 12 PM 1:21
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
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, I have hereunto set my hand(s) and seal(s), this December 12 day of 1974.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Nell N. Shelton (Seal)
Nell N. Shelton

General Acknowledgment

STATE OF ALABAMA
SHELBY COUNTY }

I, _____, a Notary Public in and for said County, in said State, hereby certify that Nell N. Shelton, a widow whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this December 12 day of 1974 A. D.,

Fred M. Storch
Notary Public.