

This instrument was prepared by

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Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

2485

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred and no/100 Dollars 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,
Robert N. Bolton and wife, Doris T. Bolton

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

Basil R. Smith and Valeria 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:

Commence at the Northwest corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 25, Township 21 South, Range 1 West; thence proceed South 89 deg. 03 min. 30 sec. West (MB) along the north boundary of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ and NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 25, Township 21 South, Range 1 West, for a distance of 2285.43 feet to a point on the west right-of-way line of Washington Street; thence turn an angle of 100 deg. 18 min. to the left and proceed south 11 deg. 14 min. 30 sec. east (MB) along the said west right of way line of Washington Street, a distance of 827.98 feet to the point of intersection of the west right of way line of Washington Street and the south right of way line of Pitts Drive; thence turn an angle of 100 deg. 18 min. to the right and proceed along the said south right of way line of Pitts Drive for a distance of 316.51 feet to the point of beginning of the lot herein conveyed; thence turn an angle of 90 deg. 00 min. to the left and proceed for a distance of 200.00 feet to a point; thence turn an angle of 90 deg. 00 min. to the right and proceed for a distance of 125.00 feet to a point; thence turn an angle of 90 deg. 00 min. to the right and proceed for a distance of 200.00 feet to a point; thence turn an angle of 90 deg. 00 min. to the right and proceed along the south right of way line of Pitts Drive for a distance of 125.00 feet to the point of beginning. Said lot is lying in the NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 25, Township 21 South, Range 1 West in the City of Columbiana, Alabama.

The above described lot is conveyed subject to the restrictive covenants and conditions of Briarwood Subdivision which were filed for record on June 26, 1967, in Deed Book 248, page 924 in Probate Office of Shelby County.



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Shelby Cnty Judge of Probate, AL
02/14/1975 12:00:00AM FILED/CERT

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 31st day of January, 1975.

STATE OF ALABAMA
Shelby COUNTY
I, Robert N. Bolton (Seal)
Doris T. Bolton (Seal)
Doris T. Bolton (Seal)

Robert N. Bolton (Seal)
Robert N. Bolton
Doris T. Bolton (Seal)
Doris T. Bolton
(Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Robert N. Bolton and wife, Doris T. Bolton whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this 31st day of January, 1975, 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 31st day of January, A. D., 1975

Martha B. Joiner
Notary Public