

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

(Name) _____

(Address) _____ 2578

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 dollars and other valuable consideration DOLLARS

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

James Samuel Smith and wife Clara Faye Smith

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

Sue H. Boone and Stephen H. Lee

(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:

A part of Lots 5 and 6 of Nickerson's Survey on Helena Road as recorded in Map Book, 3, Page 116 in the Probate Office of Shelby County, Alabama, more particularly described as follows:
Begin at the southwest corner of Lot 5 of said survey; Thence run northerly along the west boundary line of said Lot 5 for 170.35 feet; thence turn right 126 degrees, 03 minutes and run southeasterly 98.48 feet; thence turn 08 degrees, 43 minutes to the right and continue southeasterly 169.5 feet, more or less, to the southeast corner of Lot 6 of said Survey; thence run westerly along the south boundary lines of Lots 5 and 6 of said survey for 200.0 feet to the southwest corner of Lot 5 and the point of beginning.

BOOK 290 PAGE 807

19750218000007570 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/18/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 FEB 18 PM 2:29
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, we have hereunto set our hand(s) and seal(s), this 10th day of February, 1975.

WITNESS:

(Seal)

(Seal)

(Seal)

James Samuel Smith (Seal)
Clara Faye Smith (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Samuel Smith and wife Clara Faye Smith 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 day of February, A. D., 1975.

Notary Public.