

This instrument was prepared by

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(Address) Columbiana, Alabama 35051 4180

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION XXXXXXXX

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Richard B. Smith and wife, Madalyn A. Smith; and Basil R. Smith and wife, Valera W. Smith (herein referred to as grantors) do grant, bargain, sell and convey unto

Leon F. Kelly, Jr. and wife, Judy Thompson Kelly

(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:

Lot No. 18, Highlands Subdivision, as shown on map recorded in Map Book 5, page 26, in the Probate Records of Shelby County, Alabama.
ALSO, Lot No. 16, Highlands Subdivision, as shown on map recorded in Map Book 5, page 26, in the Probate Records of Shelby County, Alabama, LESS AND EXCEPT the following described portion thereof: Commence at the NE corner of Lot 17 and run thence in an Easterly direction across Lot 16, following a continuation of the northern boundary of said Lot 17, to a point on the Eastern boundary of Lot 16, thence turn to the right and run along the eastern boundary of said Lot 16 in a southeasterly direction to the SE corner of said Lot 16; thence run along the Southern boundary of said Lot 16 to the SW corner thereof, which said point is also the SE corner of Lot 17; thence turn to the right and run in a Northerly direction 130.84 feet along the Western boundary of Lot 16 to the point of beginning.

The above described property is conveyed subject to same restrictions shown on plat of Highland Subdivision concerning set back lines and other such restrictions, said plat being recorded in Map Book 5, page 26, in the Probate Records of Shelby County, Alabama; Said property also confeyed subject to restrictions recorded in Deed Book 252, page 11, in the Probate Records of Shelby County, Alabama.



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Shelby Cnty Judge of Probate, AL
04/28/1975 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 28th day of April, 1975.

WITNESS

STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE
1975 APR 28 PM 2:26

STATE OF ALABAMA
SHELBY COUNTY

(Seal)

(Seal)

(Seal)

Basil R. Smith

(Seal)

Valera W. Smith

(Seal)

Richard B. Smith

(Seal)

Madalyn A. Smith

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard B. Smith, Madalyn A. Smith, Basil R. Smith and Valera W. 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of April, A. D., 1975.

Ruth J. Brown

Notary Public.