

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

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 TWELVE THOUSAND, FIVE HUNDRED & NO/100 (\$12,500.00) DOLLARS of which \$1500.00 has been paid in cash and balance secured by purchase money mortgage

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

D. E. Smith and wife, Lydia Smith

See Mtg 347-658

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

Charles A. Spearman and wife, Bonnie Spearman

(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 parcel of land situated in the SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 7, Township 21 South, Range 2 East and more particularly described as following: Commence at the SE corner of the above described SE $\frac{1}{4}$  of SE $\frac{1}{4}$  and in a Northerly direction along the East line of said  $\frac{1}{4}$   $\frac{1}{4}$ , run a distance of 376.40 feet; thence turn an angle of 79 deg. 40' to the left for a distance of 312.40 feet to the point of beginning; thence turn an angle of 10 deg. 24' to the left for a distance of 184.19 feet; thence turn an angle of 94 deg. 12' to the left for a distance of 110.0 feet; thence turn an angle of 85 deg. 48' to the left for a distance of 184.19 feet to the Westerly boundary of the paved county road; thence turn an angle of 94 deg. 12' to the left and along said Westerly road boundary for 110.0 feet to the point of beginning.

MINERALS AND MINING RIGHTS RESERVED.

It is agreed and understood that no trailers or residences of a temporary nature shall be placed on the above land and this covenant shall attach to and run with the land.

It is agreed and understood that only one house shall be located on the above described land and it shall not consist of less than 1300 square feet of heated space and this covenant shall attach to and run with the land.

Above property shall not be used for business purposes and this covenant shall run with the land.

There is also conveyed to grantees, their heirs, successors and assigns, the right to use in common with grantors and other persons receiving permission or agreement from grantors a right of way 30 feet in width leading from Shoals Road North of the property herein conveyed in a Westerly and Northwesterly direction to Lay Lake, the center line of which said 30 foot easement shall be the center line of the existing dirt road leading from Shoal Road in said Westerly or Northwesterly direction to said Lay Lake.

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 2nd

day of August, 1975

WITNESS:  
STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1975 AUG -4 PM 3:01  
Filed Aug 1.50  
C. W. Smith  
JUDGE OF PROBATE

(Seal) D. W. Smith  
(Seal) Lydia Smith  
(Seal) Lydia 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 D. W. Smith and Lydia 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 2nd day of August, A. D., 1975.

Notary Public.