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Shelby Cnty Judge of Probate, AL
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THIS INSTRUMENT PREPARED BY:

Daniel M. Spitler, Attorney
1200 City National Bank Building
Birmingham, Alabama 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

JEFFERSON

COUNTY

Know All Men By These Presents,

That in consideration of Sixty-Eight Thousand and No/100 See Mtg 350 - 802 DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

C. F. Crowson and wife, Selmarie T. Crowson

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

Calvin L. Smith and wife, Ashley E. 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:

A parcel of land situated in the SE-1/4 of the NW-1/4, part in the NW-1/4 of the SW-1/4 and part in the SW-1/4 of the NW-1/4 of Section 7, Township 22 South, Range 2 West, described as follows: Beginning at the SW corner of the SE-1/4 of the NW-1/4 of Section 7, go South 63° 46' West 173.96 feet to the East boundary of County road; thence North 33° 34' West along the boundary line 105.30 feet to the beginning of a curve to the right having a central angle of 17° 22' a radius of 380.27 feet and subtended by a cord bearing North 24° 53' West, a distance of 114.87 feet; thence along the curve 115.26 feet to the point of tangent; thence North 16° 12' West 333.81 feet to the South boundary of Shelby County Highway No. 12; thence North 74 deg. 55' East along this boundary 9.63 feet to the beginning of a curve to the left having a central angle of 2° 48', a radius of 6073.00 feet and subtended by a cord bearing 73° 31' East a distance of 262.78 feet; thence along this curve 263.38 feet; thence South 16° 12' East 509.20 feet; thence South 63° 46' West 53.15 feet to the point of beginning, containing 3.2 acres.

Also, a parcel of land situated part in the SE-1/4 of the NW-1/4 and part in the SW-1/4 of the NW-1/4 of Section 7, Township 22 South, Range 2 West, described as follows: Commence at the SW corner of the SE-1/4 of the NW-1/4 of Section 7 and go North 63° 46' East 53.15 feet to the point of beginning, thence continue along this line 274.13 feet, thence North 16° 12' West 472.93 feet to the South boundary of Shelby County Highway No. 12, thence Southwesterly along a curve, having a central angle of 11° 38-1/2' a radius of 6033.00 feet and subtended by a cord bearing South 71° 25' West for 270.00 feet, a distance of 270.61 feet, thence South 16° 12' East 509.20 feet to the point of beginning.

Subject to easements and restrictions of record.

\$54,400.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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:

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 and seal this 2nd day of December, 1975.

WITNESSES:

C. F. Crowson

State of Florida

COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that C. F. Crowson and wife, Selmarie T. Crowson whose names 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 December, A.D., 1975.

Barbara M. Bower

Notary Public