

This instrument was prepared by

6019

(Name) Robert R. Sexton

(Address) 912 City Federal Building, Birmingham, Alabama

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of --Forty-four Thousand Six Hundred and no/100 (\$44,600.00)--Dollars

See Mtg 355-358

to the undersigned grantor, H. Walker and Associates, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

William Ronald Smith and wife, Julia N. 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:

Lot 3, according to the Survey of Dunnam Farms, as recorded in Map Book 6,
page 39 in the Office of the Judge of Probate of Shelby County, Alabama.
Subject to:

1. Ad valorem taxes for the current tax year, 1976.
2. A 35 foot building set back line as shown by record plat.
3. A 10 foot easement over the south sides of subject property for public
utilities as shown by record plat.
4. Restrictions, conditions and limitations in Misc. Book 10, page 579.
5. Easements to Ala. Power Co. and Sou. Bell Tele. & Tele. Co. in Deed Book
292, page 107.
6. Easements to South Central Bell Tele. Co. in Deed Book 291, page 437.

\$36,800.00 of the purchase price recited above was paid from mortgage loan
closed simultaneously herewith.

299 PAGE 310
BOOK



19760615000055270 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/15/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 JUN 15 AM 8:37
Deed File 800
Conveyance
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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and
its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Harold R. Walker
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 11th day of June 19 76.

ATTEST:

H. WALKER AND ASSOCIATES, INC.

By Harold R. Walker President

Secretary

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that Harold R. Walker
whose name as President of H. Walker and Associates, Inc.
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being
informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

Given under my hand and official seal, this the 11th day of June

19 76.

Robert R. Sexton
Notary Public