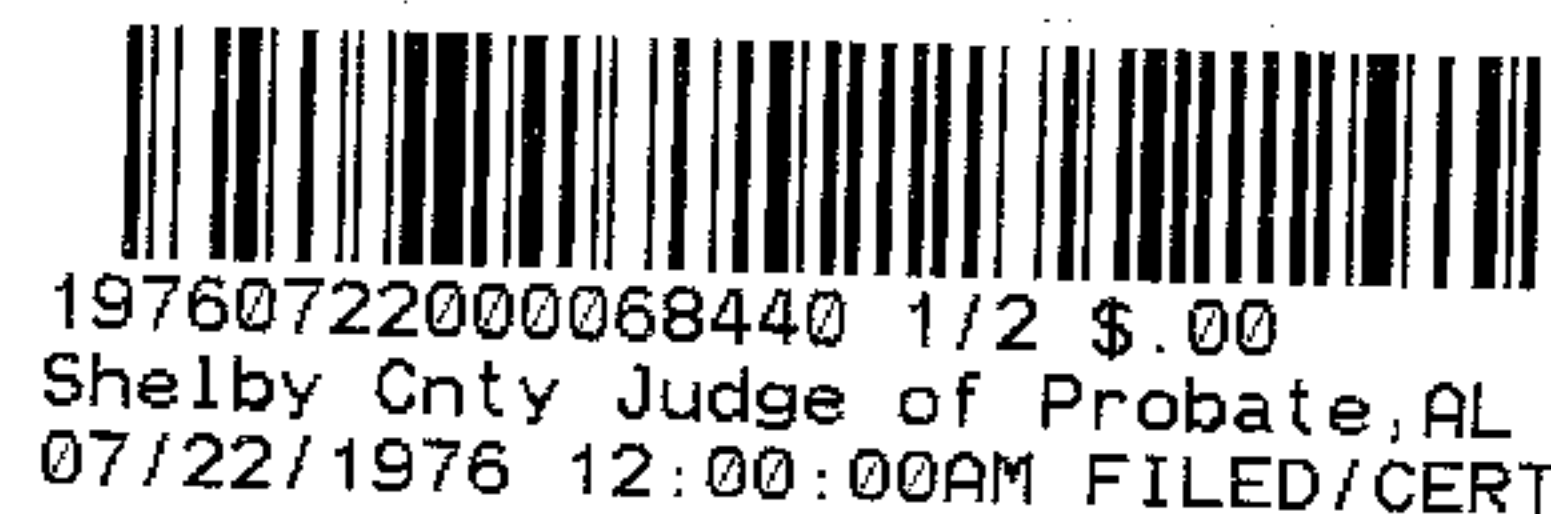


This instrument was prepared by

(Name) William E. Swatek, Attorney

(Address) P. O. Box 825, Alabaster, Alabama 35007



WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six Thousand, Five Hundred & no/100 (\$6,500.00) -----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
David L. Shaner, an unmarried man,

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

Todd Andrew Smith and Patricia Lynch 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:

The East 10 acres of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 8, Township 22 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 8 and run thence West along the North boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 330 feet to a point; thence Southerly and parallel with the East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 1,320 feet, more or less, to the South boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section thence Easterly along the South boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 330 feet to the Southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence Northerly along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 1,320 feet, more or less, to the point of beginning, containing 10 acres, more or less, and also being described as the E $\frac{1}{2}$ of the East $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 8, Township 22 South, Range 1 West, Shelby County, Alabama, LESS AND EXCEPT the one acre conveyed by David L. Shaner and wife, Patricia Ann H. Shaner, to Jacqueline Brannon by that certain deed dated May 5, 1973 and recorded in Deed Book 280, at Page 139, in the Office of the Judge of Probate of Shelby County, Alabama, described as follows: that part of the E $\frac{1}{2}$ of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 8, Township 22 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of said SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 8 and run North along the East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 370 feet, more or less, to the point where said East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section is intersected by the North margin of a gravel road, which point is the point of beginning of the lot herein conveyed; thence run in a Westerly direction along the North margin of said gravel road for a distance of 100 feet, more or (DESCRIPTION CONTINUED ON THE REVERSE SIDE HEREOF AND MADE A PART HEREOF)

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, I have hereunto set my hand(s) and seal(s), this 21st day of July, 1976.

WITNESS:

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PAGE
300

(Seal)

(Seal)

(Seal)

David L. Shaner
David L. Shaner

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, Marion C. Shelley, a Notary Public in and for said County, in said State, hereby certify that David L. Shaner, an unmarried man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of July, A. D., 1976.

Marion C. Shelley
Notary Public.

