This instrument was prepared by
(Name) WALLACE, ELLIS, HEAD & FOWLER 2024
(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 Eighteen Hundred and no/100 (\$1800.00) DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Mae E. Casey, widow of Curtis Casey
(herein referred to as grantors) do grant, bargain, sell and convey unto Kenneth E. Smith and wife, Charlotte C. 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 located in the W2 of the NW4 of Section 4, Township 22 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Starting at the SE corner of the NW4, NW4 of said Section run North 62 deg. 18' West for a distance of 290.37 feet to a nail on the centerline of Butter and Eggs Road, the point of beginning, thence run North 51 deg. 47' West along the centerline of said road for a distance of 106.92 feet to a nail, thence run South 17 deg. 29' West for a distance of 446.36 feet to an iron pin, thence run North 87 deg. 04' East for a distance of 106.70 feet to an iron pin, thence run North 17 deg. 29' East for a distance of 371.29 feet back to the point of beginning.
According to survey of Ronald Ray Powell, Registered Land Surveyor No. 10927, dated October 19, 1976.
SUBJECT TO THE FOLLOWING: 19761210000119410 1/1 \$.00
SUBJECT TO THE FOLLOWING: 19761210000119410 1/1 \$.00 Shelby Cnty Judge of Probate, AL
1. Rights of ingress and egress.
2. Right of way to Alabama Power Company recorded in Volume 90, Page 194; in Volume 80, Page 198; in Volume 80, Page 200; in Volume 80, Page 201, in Volume 103, Page 286; In Volume 124, Page 506; in Volume 174, Page 58, all in the Probate Office of Shelby County, Alabama.
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 alaims of all parsons.
against the lawful claims of all persons. IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 10th
day of December , 1976
WITNESS: , P
WITNESS: G Goody (Seal)
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(Seal)
SEE BIRG
STATE OF AGABAMA General Acknowledgment COUNTY
I. the undersigned , a Notary Public in and for said County, in said State,
hereby certify that Mag E. Casey, widow of Curtis Casey
whose name 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 she executed the same voluntarily
on the day the same bears date. Given under my hand and official seal this 10th day of December A. D., 19 76
Real & Brown Notary Public.