

This instrument was prepared by

(Name) James R. Davis, Attorney at Law

(Address) 202 Title Building, Birmingham, Alabama 35203

6331

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
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twelve Thousand Five Hundred and No/100ths (\$12,500)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Fred E. Johnson and wife, Sylvia A. Johnson

(herein referred to as grantors) do grant, bargain, sell and convey unto Earl Hoyt Smith, Jr. and wife,
Linda 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:

Tract 12, in Chelsea Estates, as recorded in Map Book 5, Page 61, in the
Probate Office of Shelby County, Alabama.

Subject to the following:

Ad valorem taxes for the year 1977, which said taxes are not due or payable
until October 1, 1977. (Beat 8; #8-1003588)

Title to all minerals within and underlying the premises, together with all
mining rights and other rights, privileges and immunities realting thereto
as recorded in Deed Vol. 13, Page 1.

Easements and building line as shown on recorded map.

Right of Way granted to Alabama Power Company by instrument(s) recorded in
Deed Vol. 136, Page 308 and Deed Vol. 133, Page 419.

Right of Way in favor of Alabama Power Company and Southern Bell Telephone
and Telegraph Company by instrument(s) recorded in Deed Volume 266, Page 229.

Restrictions appearing of record in Restriction Volume 1, Page 803.

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 9th
day of March, 1977.

WITNESS:

STATE OF ALABAMA
SHELBY COUNTY
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 11th day of March, 1977.

1977 MAR 11 AM 10:45 (Seal)

Thomas A. Snowden, Jr. (Seal)
JUDGE OF PROBATE

Fred E. Johnson (Seal)

Sylvia A. Johnson (Seal)

Sylvia A. Johnson (Seal)

STATE OF ALABAMA
COUNTY

Rec. 150
Index Fee 100
Deed Fee 125
1500
General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Fred E. Johnson and wife, Sylvia A. Johnson
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 9th day of March, A. D., 1977

Oscar H. Cook, Jr. (Seal)
Notary Public.

19770311000021970 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/11/1977 12:00:00AM FILED/CERT

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