

✓ THIS INSTRUMENT PREPARED BY:

✓ Daniel M. Spitzer, Attorney

1970 Chandalar South Office Park
Pelham, Alabama 35124

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

State of Alabama

SHELBY

COUNTY

} Know All Men By These Presents,

1194

That in consideration of Twenty-Two Thousand Five Hundred and No/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged we,

Vertice Jordan Smith, an unmarried woman,

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

Alston Carlyle Pooser, Jr. and wife, Peggy J. Pooser

(herein referred to as GRANTEEES) 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

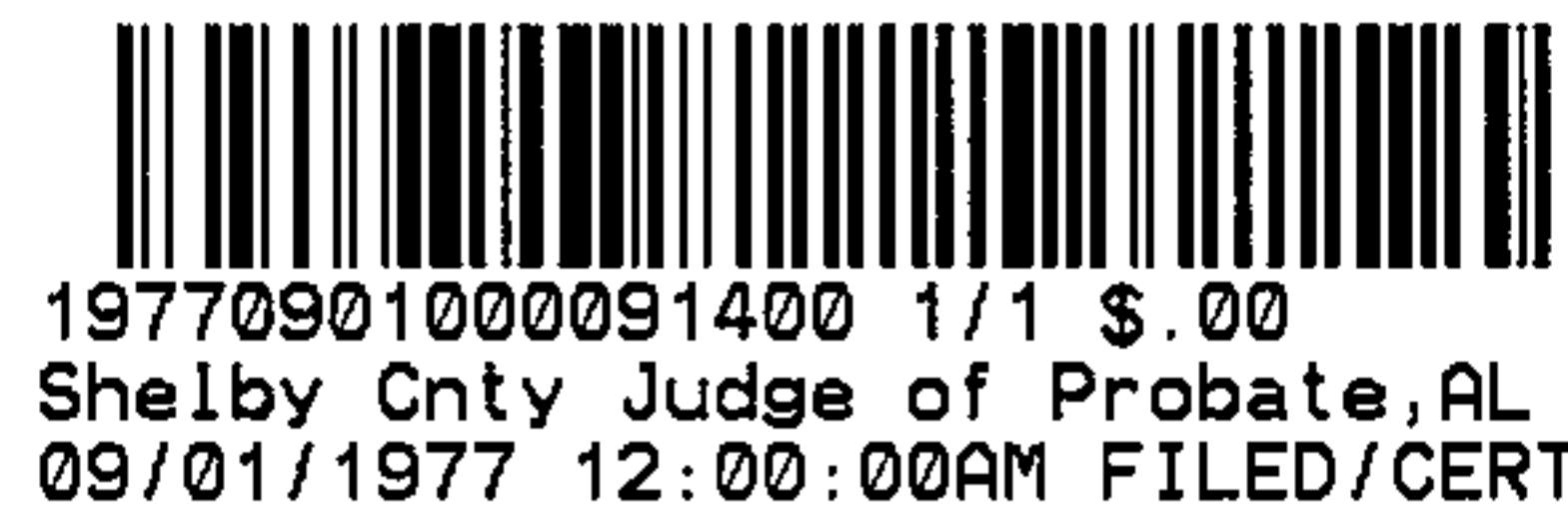
Shelby County, Alabama to-wit:

Begin at the SE corner of the SW-1/4 of the NE-1/4 of Section 19, Township 22 South, Range 3 West, Shelby County, Alabama; thence Northerly along the East boundary of said 1/4-1/4 section 43.00 feet to intersection with the North right-of-way boundary of Montevallo-Aldrich Road; thence 89° 50' left in a Westerly direction along said right-of-way boundary 315.00 feet to the point of beginning; thence continue Westerly along said right-of-way boundary 137.00 feet; thence 89° 50' right in a Northerly direction 410.00 feet; thence right 90° 10' in an East-erly direction 137.00 feet; thence 89° 50' right in a Southerly direction 410.00 feet to the point of beginning.

Subject to easements and restrictions of record.

\$22,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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TO HAVE AND TO HOLD, to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 30th day of August, 1977.

WITNESS:

Vertice Jordan Smith
Vertice Jordan Smith

State of

ALABAMA

1977 SEP - 1 AM 10:44

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that Vertice Jordan Smith, an unmarried woman, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of

August

A. D., 1977.

Daniel M. Spitzer

Virginia T. Lewis

1970 Chandalar So. Office Park

FORM SATC-1

Notary Public