

This instrument was prepared by

(Name) Margaret McDaniel

(Address) 1052 Forestdale Blvd., Birmingham, Alabama 35214

19771101000117330 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/01/1977 12:00:00AM FILED/CERT

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar-----(\$1.00)-----

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

James O. Smith and Jessie E. Smith, wife

(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:

Commence at the SE corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 35, Township 19 South, Range 2
East; thence run North along the East line of said $\frac{1}{4}$ section 1433.01 feet to the point of
beginning; thence continue along the last described course 208.73 feet; thence turn left
128 deg. 30 min. and run Southwesterly 800.0 feet; thence turn left 51 deg. 30 min. and
run South 208.73 feet; thence turn left 128 deg. 30 min. and run Northeasterly 800.0 feet
to the point of beginning. Said tract containing 3.0 acres, more or less.

ALSO a 20 foot access easement described as follows: Commence at the SE corner of the SW $\frac{1}{4}$
of the SW $\frac{1}{4}$ of said Section; thence run North along the East line of said $\frac{1}{4}$ Section 1433.01
feet; thence turn left 128 deg. 30 min. and run Southwesterly 661.74 feet to the point of
beginning; thence continue along the last described course 25.55 feet; thence turn left 51
deg. 30 min. and run South 594.97 feet, thence turn left 128 deg. 30 min. and run Northeasterly
25.55 feet; thence turn left 51 deg. 30 min. and run North 594.97 feet to the point of
beginning.

Grantors further convey a 20 foot easement for ingress and egress, described as follows:
Commence at the SE corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 35, Township 19 South, Range
2 East; thence run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 676.0 feet; thence turn
left 128 deg. 30 min. and run Southwesterly 1030.0 feet to the Northeasterly right-of-way
line of U.S. Highway 280; thence turn right 76 deg. 00 min. and run Northwesterly 110.0
feet to the point of beginning; thence continue along last described course 20.61 feet;
thence turn right 104 deg. 00 min. and run North easterly 500.16 feet; thence turn right 128
deg. 30' and run South 25.56 feet; thence turn right 51 deg. 30 min. and run Southwesterly
479.76 feet to the point of beginning.

Mineral and mining rights excepted.

All other easements, exceptions, restrictions and reservations of record are also excepted.

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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Sec. ~~President~~ Jerry D. Mitchell
who is authorized to execute this conveyance, has hereto set its signature and seal, this the day of 19

MITCHELL BROTHERS CONTRACTORS, INC.

ATTEST:

Secretary

By

President

STATE OF ALABAMA
COUNTY OF JEFFERSON

77 NOV -1

Seed tax .50
Rec. 1.50
3.00

I, the undersigned, Notary Public in and for said County in said
State, hereby certify that Jerry D. Mitchell

whose name as Secretary President of Mitchell Brothers Contractors, 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 21st day of October

19 77

NOTARY

James O. Smith

Margaret McDaniel

Notary Public