

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

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Shelby Cnty Judge of Probate, AL
11/16/1977 12:00:00AM FILED/CERT

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 LOVE & AFFECTION & the sum of ONE & NO/100 (\$1.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
James F. Johnson and wife, Lula E. Johnson

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

Dennis M. Smith and wife, Bertha A. 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:

Commence at the SW corner of the SW 1/4 of the SE 1/4, Section 26, Township 19 South, Range 1 West; thence run North along the West line of said 1/4 1/4 Section a distance of 937.05 feet to a point on the SE right of way line of Shelby County Hwy. No. 39; thence turn an angle of 43 deg. 39 min. to the right and run along said Hwy. R/W a distance of 30.00 feet; thence turn an angle of 1 deg. 06 min. 47 sec. to the left and continue along said Hwy. R/W a distance of 532.22 feet; thence turn an angle of 2 deg. 09 min. 17 sec. to the right and continue along said Hwy. R/W a distance of 132.91 feet to the point of beginning; thence continue along said Hwy. R/W a distance of 15.84 feet; thence turn an angle of 0 deg. 55 min. 30 sec. to the left and continue along said Hwy. R/W a distance of 89.27 feet to a point of intersection with the South right of way line of Shelby County Hwy. No. 440; thence turn an angle of 54 deg. 22 min. to the right and run along said Hwy. No. 440 R/W a distance of 65.73 feet; thence turn an angle of 5 deg. 55 min. to the left and continue a distance of 80.01 feet; thence turn an angle of 4 deg. 15 min. to the left and continue along said Hwy. R/W a distance of 125.43 feet; thence turn an angle of 13 deg. 20 min. to the left and continue along said Hwy. R/W a distance of 100.73 feet to a gravel road; thence turn an angle of 75 deg. 10 min. 56 sec. to the right and run along said gravel road a distance of 217.66 feet; thence turn an angle of 120 deg. 06 min. 44 sec. to the right and run a distance of 357.54 feet; thence turn an angle of 26 deg. 09 min. 12 sec. to the right and run a distance of 214.09 feet to the point of beginning. Situated in the NW 1/4 of SE 1/4 Section 26, Township 19 South, Range 1 West, Shelby County, Alabama, and containing 1.64 acres.

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 15 day of November, 1977

WITNESS:

Eva Strother (Seal)

James F. Johnson (Seal)

Lula E. Johnson (Seal)

Lula E. Johnson (Seal)

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN MY OFFICE ON NOV 16 1977

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STATE OF ALABAMA }
SHELBY COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James F. Johnson and wife, Lula E. 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 15 day of November, A. D., 1977

Dennis Smith
2942 - E Columbiana St.
Bham Ala - 35216

Fred M. Strother
Notary Public.

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