

THIS INSTRUMENT PREPARED BY:

Jack W. Monroe, Jr., Attorney at Law

2028 Kentucky Ave., Birmingham, Alabama

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

State of Alabama

SHELBY

COUNTY

4804  
Know All Men By These Presents,

That in consideration of---THIRTY NINE THOUSAND FIVE HUNDRED AND NO/100 \$39,500.00)----- DOLLARS

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

CLETIS H. SMITH and wife, ELEANOR D. SMITH

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

LARRY FRANK ASHLEY and wife, TOMMIE HALL ASHLEY

(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:

BOOK 305 PAGE 170  
West 125 feet of Lot 1, Block 3, according to J. G. Lacey's Subdivision, as recorded in Map Book 3, Page 113, in the Probate Office of Shelby County, Alabama, and being more particularly described as follows: Begin at the Northwest corner of said Lot 1, and run thence in an Easterly direction along the North line of said Lot 1, for a distance of 125 feet; Thence turn an angle to the right of 87 degrees 43 minutes and in a Southerly direction parallel with the West line of said lot for a distance of 120 feet; thence turn an angle to the right of 92 degrees 17 minutes and in a Westerly direction along the Southerly line of said Lot for a distance of 125 feet to the Southwest corner of said Lot 1, Block 3, of said J. G. Lacey's subdivision; thence turn an angle to the right of 87 degrees 43 minutes and in a Northerly direction along the West line of said Lot for a distance of 120 feet to the point of beginning.  
Situating in Shelby County, Alabama.

Subject to: Protective Covenants, but omitting any such covenants based on race, color, religion or national origin, as shown in Map Book 3, Page 113, in the Probate Office of Shelby County, Alabama.

\$37,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

19771130000128290 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
11/30/1977 12:00:00AM FILED/CERT

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 ~~we~~ do, for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~my~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 and seal S, this 23rd day of November, 1977.

WITNESS:

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I the undersigned authority

hereby certify that

whose name s are signed to the foregoing conveyance, and who me on this day, that, being informed of the contents of the conveyance on the day the same bears date.

Cletis H. Smith, and wife Eleanor D. Smith

a Notary Public in and for said County, in said State, have known to me, acknowledged before executed the same voluntarily

Given under my hand and official seal this 23rd day of November, A. D., 19 77.