

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL  
02/24/1978 12:00:00AM FILED/CERT

(Name) WALLACE, ELLIS, HEAD & FOWLER, Attorneys

(Address) Columbiana, Alabama 35051

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 ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION DOLLARS

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

Basil R. Smith and wife, Valera W. Smith

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

Richard B. Smith and wife, Madalyn 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:

A parcel of land situated in or near the SW corner of the NW¼ of NW¼ of Section 26, Township 21, Range 1 West, and described as commencing at the SW corner of the NW¼ of NW¼ of Section 26, Township 21, Range 1 West and run North 85 deg. 30 min. East 150 feet along the center of the Old Columbiana-Saginaw cut off road; thence North 72 deg. East 290.6 feet along the middle of said road to a culvert, said point being designated herein as reference point "A", which is the point of beginning of the parcel herein described; thence North 11 deg. 15 min. West 338.2 feet to the Southern line of the right of way of the Southern Railroad; thence South 53 deg. 50 min. West along the South line of said right of way 90.0 feet; thence in a Southerly direction to the NE corner of Jack and Venida Smith lot, as described in Deed Book 235, page 117, Office of Judge of Probate of Shelby County, Alabama, and along the East line of said Jack and Venida Smith lot to the SE corner thereof and the center of the Old Columbiana-Saginaw cut off road; thence in an Easterly direction along the center of said Old Columbiana-Saginaw cut off road 98.0 feet to the point of beginning, subject to highway right of way, sewer and gas line easement, and other easements of record.

The grantees acknowledge that the sewer connection serving the above described property is connected to the main city sewer line by approximately 420 feet of six inch pipe which leads from said above described property in a Southerly direction to said main city sewer line, and the grantees agree and acknowledge that they will pay 25% of all cost of repairs or maintenance of said 420 feet of sewer line.

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 24 day of February, 1978

WITNESS:

STATE OF ALA. SHELBY CO. (Seal)  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1978 FEB 24 PM 2:25 (Seal)

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

Basil R. Smith (Seal)

Valera W. Smith (Seal)

(Seal)

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Basil R. Smith and wife, Valera W. Smith 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 24 day of February, A. D., 1978

Rick Smith  
1147 Highland Ave  
Columbiana, Ala

Nancy K. Farmer  
Notary Public.