

This instrument was prepared by

(Name) Thomas L. Foster, Attorney at Law

(Address) 2010 City Federal Building, Birmingham, Alabama 35203

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 Sixty-two Thousand Five Hundred (\$62,500.00) - - - DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Brent C. Barrett and wife, Pamela Barrett

(herein referred to as grantors) do grant, bargain, sell and convey unto Brian Jackson Smith and wife, Teresa G. 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:

Lot 5, in Block 2, according to Survey of Indian Valley, Sixth Sector, as recorded in Map Book 5, Page 118, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

- Subject to:
- (1) Taxes for 1978 and subsequent years.
  - (2) 35-foot building set back line from Indian Valley Road
  - (3) Utility easements as shown on recorded map of said subdivision.
  - (4) Restrictive covenants and conditions recorded in Misc. Book 2, Page 298 and 885, and amended in Misc. Book 9, Page 143.
  - (5) Title to minerals underlying caption lands with mining rights and privileges pertaining thereto.
  - (6) Vacation of easement as recorded in Deed Book 294, Page 2, in said Probate Office.
  - (7) Transmission line permits to Alabama Power Company recorded in Deed Book 104, Page 213, and in Deed Book 107, Page 121, in Probate Office.

\$50,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.



19780302000026350 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
03/02/1978 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 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 27<sup>th</sup> day of February, 1978.

WITNESS:

STATE OF ALA. SHELBY CO. (Seal)

I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

1978 MAR 22 AM 9:00 (Seal)

Thomas A. Snowden, Jr. JUDGE OF PROBATE

Brent C. Barrett (Seal)  
Brent C. Barrett

Pamela Barrett (Seal)  
Pamela Barrett

STATE OF ALABAMA  
JEFFERSON COUNTY

17 00 General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brent C. Barrett and wife, Pamela Barrett whose name 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 27<sup>th</sup> day of February

February

Savings and Loan Association

City Federal Building,  
2030 1<sup>st</sup> Avenue North,

Cathryn M. Perdue (Seal)  
Cathryn M. Perdue

Notary Public.