

This instrument was prepared by

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

(Address) Columbiana, Alabama 35051

Form 1-15 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 Ten Dollars & other good and valuable consideration

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

Sallie Austella Baker and husband, J. G. Baker

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

Basil R. Smith and wife, Valera 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 NW corner of Section 25, Township 21 South, Range 1 West, thence run South along the West line of said Section 25 a distance of 1573.22 feet; thence turn an angle of 103 deg. 26' 48" to the left and run a distance of 576.78 feet; thence turn an angle of 15 deg. 09' 33" to the left and run a distance of 834.70 feet to a point on the North R/W of Ala. State Hwy. No. 25 and the SE corner of the Columbiana Elementary School; thence turn an angle of 5 deg. 16' to the left and run a distance of 63.21 feet; thence turn an angle of 2 deg. 12' to the left and run a distance of 80.44 feet to the point of beginning; thence continue in the same direction along said R/W a distance of 23.09 feet; thence turn an angle of 2 deg. 44' to the left and continue along said R/W a distance of 27.85 feet; thence turn an angle of 85 deg. 29' 40" to the left and run a distance of 131.75 feet; thence turn an angle of 92 deg. 15' 20" to the left and run a distance of 57.27 feet; thence turn an angle of 90 deg. 30' 16" to the left and run a distance of 132.56 feet to the point of beginning. Situated in the N $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.

Together with the perpetual easement and right of way for ingress and egress over and along the existing driveway leading from Alabama Highway #25 in a Northerly and Northeasterly direction to the residence on the above described property, as said road is now located.

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Shelby Cnty Judge of Probate, AL
07/06/1978 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 6th day of July, 1978.

WITNESS:

STATE OF ALA. SHELBY CO. (Seal)

I CERTIFY THIS INSTRUMENT WAS FILED

1978 JUL -6 PM 2:51 (Seal)

JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sallie Austella Baker and husband, J. G. Baker, 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 6th day of July, A. D., 1978.

Notary Public.