

This instrument was prepared by

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William H. Halbrook

(Address) 2117 Magnolia Avenue, Birmingham, Alabama

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - (AND THIS CONVEYANCE IS SUBJECT TO EASEMENTS, RESTRICTIONS, ETC.)

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Three Thousand Nine Hundred and No/100 DOLLARS

to the undersigned grantor or grs in hand paid by the GRANTEEES hereto, the receipt whereof is acknowledged, we,

Gordon F. Clennon and wife, Juliet M. Clennon

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

Patrick Kieran Smith and wife, Jerry P. Smith

(herein referred to as GRANTEEES) 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 27, according to Survey of Woodland Hills 1st Phase, 2nd Sector as recorded in Map Book 5, Page 137, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

\$53,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 316 PAGE 567

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Shelby Cnty Judge of Probate, AL
11/30/1978 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 28th day of November, 1978.

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

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JUDGE OF PROBATE (Seal)

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STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gordon F. Clennon and wife, Juliet M. Clennon 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 28th day of November, A. D. 1978.

William H. Halbrook
Notary Public.

Carley, Monroe, Halbrook