This instrument was prepared by

(Name) Jerry E. Held, Sirote, Permutt, Friend, Friedman, Held & Apolinsky, P.A

(Address) 2222 Arlington Avenue South, Birmingham, Alabama 35205

Form 1-1-7 Rev. 8-70 CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Three Thousand Five Hundred and No/100 Dollars ($103,500.00)

to the undersigned grantor, Calvin Reid Construction Company, Inc. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Gary A. Smith and Roslyn S. 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 9, Riverchase West Subdivision, First Addition, a subdivision of Riverchase according to plat recorded in Map Book 7, Page 2, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is made subject to:

1. Ad valorem taxes for the year 1979, which said taxes grantees herein assume and agree to pay.
2. Right of Way granted to Alabama Power Company by instrument(s) recorded in Shelby Misc. Volume 21, Page 384, Shelby Misc. Volume 21, Page 385, and Shelby Deed Volume 308, Page 431.
3. 10 foot easement along the Westerly boundary; and a 10 foot easement across the Northern portion and an easement of uneven width across the Southern part all shown on recorded map.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 127, Page 140.
5. Restrictions appearing of record in Shelby Misc. Volume 14, Page 536; amended by Shelby Misc. Volume 17, Page 550.
6. Right of Way granted to South Central Bell Telephone Company by instrument recorded in Shelby Deed Volume 300, Page 254.

BOOK 318 PAGE 448

$60,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

19790319000033020 1/1 $.00
Shelby Cnty Judge of Probate, AL
03/19/1979 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 14 day of March 1979

ATTEST: CALVIN REID CONSTRUCTION COMPANY, INC

Secretary By President

STATE OF ALABAMA SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1979 MAR 19 AM 9:20
JUDGE OF PROBATE

Sec Mtg. 389 - 539
Deed Tax 43.50
1.50
1.00
46.00

STATE OF ALABAMA
COUNTY OF JEFFERSON }

I, the undersigned a Notary Public in and for said County in said State, hereby certify that whose name as President of Calvin Reid Construction Company, Inc. a corporation, is signed to the foregoing conveyance, and who is known to me, ackuowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, Calvin Reid Construction Company, Inc.

Given under my hand and official seal, this the 14th day of March 1979

NOTARY PUBLIC STATE AT LARGE

Notary Public

Sirs