

This instrument was prepared by
(Name) Michael A. Newsom, Attorney at Law
(Address) 2121 Highland Avenue South, Birmingham, Alabama 35205

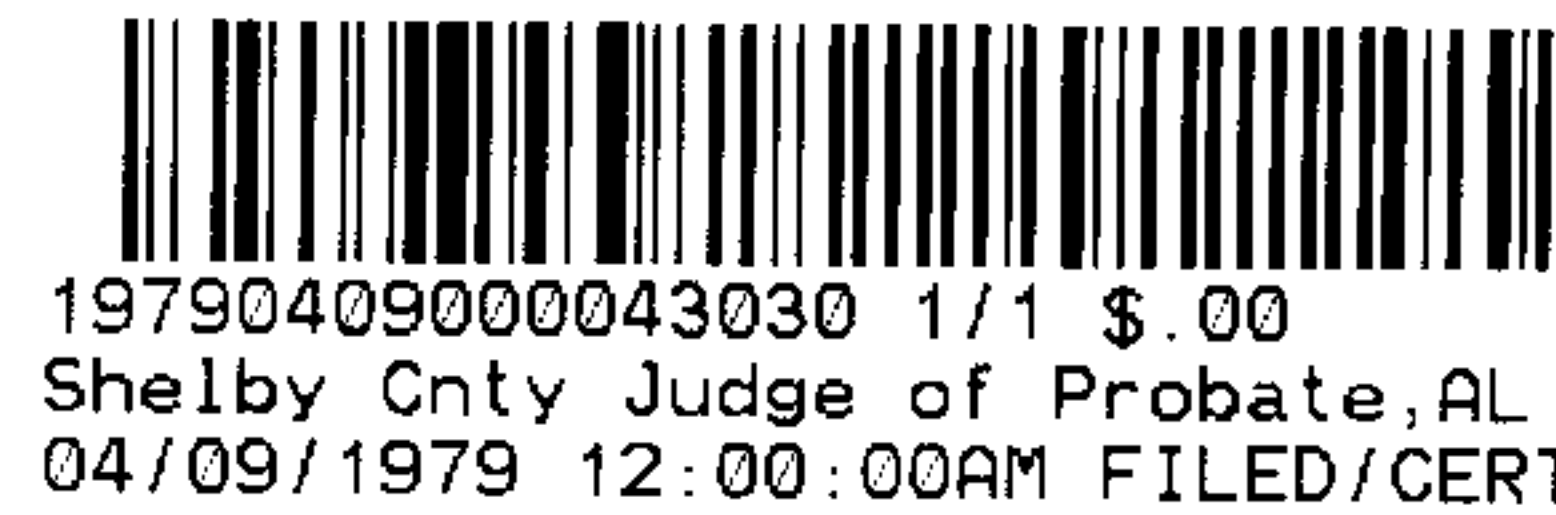
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

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

That in consideration of Eighty Five Thousand and 00/100 (\$85,000.00) DOLLARS

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

Harold S. Warne and wife, Roberta R. Warne
(herein referred to as grantors) do grant, bargain, sell and convey unto
Ellis Ray Smith and wife, Ethel Louise 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 4, in Block 3, according to the Survey of Mission Hills-First Sector, as recorded in Map Book 6, Page 47, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to taxes due for 1979 and thereafter.

Subject to restrictive covenants and conditions filed for record on April 21, 1975, in Misc. Book 11, Page 134.

Subject to 35-foot building set back line from Old Spanish Trail

Subject to 7.5 foot utility easement along North and West sides of said lot as shown on recorded map of said subdivision.

Subject to transmission line permits to Alabama Power Co. dated April 7, 1936, recorded in Deed Book 101, Page 76, and dated April 30, 1945, recorded in Deed Book 121, Page 188, in Probate Office.

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 5th day of April, 1979.

WITNESS:

AMERICAN TITLE INS. CO. (Seal)

Harold S. Warne (Seal)

Roberta R. Warne (Seal)

Roberta R. Warne (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, Michael A. Newsom, a Notary Public in and for said County, in said State, hereby certify that Harold S. Warne and wife, Roberta R. Warne whose name s are signed to the foregoing conveyance, and whARE 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 5th day of April, A. D., 1979

Michael A. Newsom

Michael A. Newsom
Notary Public.