KRACKE, CADDIS, BASHINSKY, WOODWARD & THOMPSON
ATTORNEYS AT LAW
2220 HIGHLAND AVENUE
P.O. BOX 3305A
BIRMINGHAM, ALABAMA 35205

This instrument was prepared by

504

(Name) Jack R. Thompson, Jr.

(Address) 2220 Highland Avenue
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 eleven thousand dollars and no/100 ($111,000.00)

to the undersigned grantor, C & E 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

James Everett Smith, Jr. and wife, Karen Gayle 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:

Lot 7, according to Second Addition, Riverchase West Residential Subdivision, as recorded in Map Book 7, Page 59, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for 1979 and subsequent years. 1979 taxes are a lien but not yet due and payable until October 1, 1979. (2) Oil, gas, petroleum and sulfur, together with all rights incident thereto, as reserved in deed from Wesley W. West, et al, to George W. Young, recorded in Deed Book 127, page 140, in Probate Office. (3) Permit to Alabama Power Company recorded in Misc. Book 25, page 606, in said Probate Office. (4) Easements regarding underground cables, recorded in Misc. Book 25, page 613, in Probate Office. (5) Declaration of protective covenants, easements, charges and liens for Riverchase (Residential), in Misc. Book 14, page 536, and amended restrictions recorded in Misc. Book 17, page 550, in Probate Office. (6) Permit to Alabama Power Company recorded in Deed Book 312, page 621, in Probate Office.

BOOK 321 PAGE 407

The $111,000.00 consideration recited herein above was paid from a mortgage loan closed simultaneously herewith.

19790814000104430 1/1 $.00
Shelby Cnty Judge of Probate, AL
08/14/1979 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 9th day of August 1979

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
FILED

1979 AUG 14 AM 8:18

Secretary

C & E REID CONSTRUCTION CO., INC.

By Calvin Reid

President

Calvin Reid,
Rec mtg. 394-932
Rec. 1.50
Ind. 1.00
2.50

STATE OF Alabama
COUNTY OF Shelby }

JUDGE OF PROBATE

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Calvin Reid, whose name as President of C & E Reid Construction Co., Inc. a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged 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,

Given under my hand and official seal, this the 9th day of August 1979.

Notary Public

KRACKE, CADDIS, BASHINSKY, WOODWARD & THOMPSON
ATTORNEYS AT LAW
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P.O. BOX 3305A
BIRMINGHAM, ALABAMA 35205