This instrument was prepared by

(Name) William D. Hasty, Jr.

(Address) 2613 Yorkmont Drive, Birmingham, Alabama 35226

19791107000146360 1/1 $.00
Shelby Cnty Judge of Probate, AL
11/07/1979 12:00:00AM FILED/CERT

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 Seventy-Three Thousand ($73,000.00) Dollars

to the undersigned grantor, Kellum Builders, 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

Dale C. Smith and wife Elizabeth H. 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

Lot 10, according to the survey of Quail Run, Phase 2 as recorded in Map Book 7, Page 113 in the Probate Office of Shelby County, Alabama. Also the northeast 0.5 feet of Lot 11, Quail Run, Phase 2, as recorded in said Map Book 7, Page 113.

Subject to easements, restrictions, set-back lines and rights of way of record.

Forty Thousand Dollars ($40,000.00) of the above stated consideration was paid from a mortgage loan closed simultaneously herewith.

BOOK 323 PAGE 151

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, Armond C. Kellum, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of November 1979

ATTEST: KELLUM BUILDERS, INC.

Secretary By Armond C. Kellum
President

STATE OF ALA. SHELBY CO. I CERTIFY THIS

Deed 14-3300
Rec. 152
Ind. 100
35-50

1979 NOV -7 AM 8:16

Mtg. 398-86

STATE OF ALABAMA
COUNTY OF SHELBY } Jefferson

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Armond C. Kellum whose name as President of Kellum Builders, 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,

Given under my hand and official seal, this the 5th day of November 1979

Notary Public