

Prepared by:
Lee Bains, Attorney at Law
1813 1/2 3rd Avenue, North
Bessemer, Alabama 35020

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393

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

400
100
500

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That, in consideration of Six Hundred Sixty (\$660.00) Dollars, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, (herein referred to as Grantor) Lillie V. Walker Smith, a widow, do grant, bargain, sell and convey unto Roger Smith and wife, Linda Sue 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 partly in Jefferson County, Alabama, and partly in Shelby County, Alabama, to-wit:

50-4405

42-12-4-0-7

Part of the SE 1/4 of Section 12, Township 20 South, Range 4 West, more particularly described as follows:

PARCEL 1:

Commence at the Northeast corner of the SE 1/4 of the SE 1/4 of Section 12, Township 20 South, Range 4 West, and run West along the North line of said Quarter-Quarter Section 485.0 feet to the point of beginning; thence continue along last described course 208.20 feet; thence an angle of 93° 46' 30" to the left and run Southeasterly 271.89 feet; thence an angle of 88° 33' to the right and run Southwesterly 147.05 feet; thence an angle of 96° 27' to the right and run Northerly 284.76 feet to the North line of said Southeast Quarter of the Southeast Quarter; thence an angle of 27° 00' 30" to the right and run Northeasterly 82.27 feet; thence an angle of 61° 46' to the right and run East 293.28 feet; thence an angle of 91° 13' 30" to the right and run Southerly 72.5 feet to point of beginning. Except a strip 25 feet wide along the South line of Parcel 1 for a private drive. Situated partly in Jefferson and Shelby Counties, Alabama.

ALSO: ANOTHER TRACT ON ANOTHER MAP ALSO MARKED PARCEL 1:

A part of the SE 1/4 of the SE 1/4 of Section 12, Township 20, South, Range 4 West, more particularly described as follows: Commence at the Northeast corner of the SE 1/4 of the SE 1/4 of said Section 12, and run West along the North line of said Quarter-Quarter Section for a distance of 312.7' to the point of beginning; thence continue West along same course 184.86'; thence turn an angle left of 88° 46' 30" and run South and parallel to East line of said Quarter-Quarter Section 255.60'; thence turn an angle left of 96° 27' and run Easterly 186.00' to a point on the East line of said Quarter-Quarter Section; thence turn an angle left of 83° 33' and run North 238.66' to the point of beginning. Situated in Shelby County, Alabama, said parcel contains .05 acres.

Roger Smith
3455 Morgan Rd. S.E.
Bessemer 35020

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19791109000147420 2/2 \$.00
Shelby Cnty Judge of Probate, AL
11/09/1979 12:00:00AM FILED/CERT

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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 do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal, this 1st day of June, 1979.

Lillie V. Walker Smith (SEAL)
(Lillie V. Walker Smith)

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County on said State, hereby certify that Lillie V. Walker Smith, a widow, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 1st day of June, 1979.

Evelyn Dalba Hester
Notary Public

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JUN -4 PM 4 25

JUN -9 PM 12:57
Jad. pd. in Jeff. Co.
Rec. 3.00
Ind. 1.00
4.00

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