

This instrument was prepared by

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(Name) WALLACE, ELLIS, HEAD & FOWLER, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIX THOUSAND AND NO/100 (\$6,000.00)----- DOLLARS (the purchase price of \$6,000.00 is secured by purchase money mortgage for \$6,000.00 executed simultaneously herewith) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Alvin A. Smith and wife, Dorothy Smith

(herein referred to as grantors) do grant, bargain, sell and convey unto

Howard Foster and wife, Cynthia K. Foster

(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:

Commence at the SW corner of Section 5, Township 22 South, Range 1 East and run East along the South line of said Section 5 a distance of 908.44 feet to Highway 61; thence turn an angle of 57 deg. 13' to the left and run a distance of 1013.54 feet along the Westerly line of Old Montgomery road, now known as County Hwy. 61 to the SE corner of the Lewis Lot; thence turn an angle of 90 deg. to the left and run Westerly along the Southerly line of said Lewis lot a distance of 269 feet to the point of beginning of the lot herein described; thence continue in the same Northwesterly direction a distance of 182 feet to a point; thence run Southwesterly and parallel with said Hwy. No. 61 a distance of 396 feet; thence run Southeasterly and parallel to the Lewis Lot a distance of 190 feet to a ditch; thence run Northeasterly along said ditch and parallel to said Hwy. No. 61 a distance of 396 feet, more or less, to the point of beginning; being situated in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 5, Township 22 South, Range 1 East. Together with the full and free right of ingress and egress over and along a 20-foot roadway running from the above described lot in a Southeasterly direction to the Montgomery paved road which said roadway runs along and adjoins the SE line of the Wales and Louise Mooney lot. Situated in Shelby County, Alabama.

As part of the consideration for the conveyance of the real property hereinabove described, the grantees agree to assume the payment of the outstanding indebtedness on the 1974 Highlander mobile home, Serial NO. 1717, presently located on the described property.



19791126000152560 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/26/1979 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 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 19th day of November, 1979.

WITNESS:

STATE OF ALABAMA }
SHELBY COUNTY } (Seal)

(Seal)

NOV 26 PM 4:00

(Seal)

STATE OF ALABAMA

Mobile COUNTY

Rec. 1.50

Ind. 1.00

2.50

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alvin A. Smith and wife, Dorothy Smith, whose names are signed to the foregoing conveyance, and who are 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 19th day of November, A. D., 1979.

Return to W&HF

Notary Public.