

This instrument was prepared by

(Name) Michael F. Bolin

(Address) 933 Frank Nelson Building, Birmingham, Alabama 35203

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Shelby Cnty Judge of Probate, AL
05/01/1980 00:00:00 FILED/CERTIFIED

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 One Hundred Nineteen Thousand and NO/100-----DOLLARS (\$119,000.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, William M. Smith and wife Sonja R. Smith

(herein referred to as grantors) do grant, bargain, sell and convey unto Barry K. McLean and wife Carolyn B. McLean

(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 14, according to the map and survey of Quail Run, as recorded in Map Book 7, Page 22, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted. Situated in Shelby County, Alabama.

Subject to:
Ad valorem taxes due in the year 1980. 35' Building Line as shown by recorded plat. Seven and One-half foot easement along the Southerly side and Forty Foot easements along the Easterly side of subject property as shown by recorded plat. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto. Right of Way to Alabama Power Company, as recorded in Volume 216, Page 103, in the Probate Office of Shelby County, Alabama. Right of Way to Alabama Gas Corporation as recorded in Volume 206, Page 21, in the said Probate Office. Restrictions as recorded in Misc. Volume 22, Page 638, in the said Probate Office. Agreement with Alabama Power Company, as recorded in Misc. Volume 22, Page 834, in the said Probate Office. Restrictions in favor of Alabama Power Company, as recorded in Misc. Volume 22, Page 841, in said Probate Office.

\$93,750.00 of the purchase price was paid from a mortgage loan closed simultaneously herewith delivery of this deed.

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 30th day of April, 1980.

WITNESS: [Signature] (Seal) [Signature] (Seal)
STATE OF ALA. SHELBY CO. I CERTIFY THIS DEED WAS FILED
1980 MAY -1 PM 2:09
[Signature] (Seal) [Signature] (Seal)
[Signature] (Seal) [Signature] (Seal)

STATE OF ALABAMA

Jefferson COUNTY

Deed 25.50 Rec. 1.50 Incl. 1.00 General Acknowledgment 28.00
Sec 402-476

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William M. Smith and wife Sonja R. Smith, whose name s 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 30th day of April, A. D., 1980

Jackson Co. [Signature] Notary Public.