

This instrument was prepared by

(Name) James J. Odom, Jr.
2154 Highland Avenue
(Address) Birmingham, Alabama



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Shelby Cnty Judge of Probate, AL
05/29/1980 00:00:00 FILED/CERTIFIED

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 Sixty-six Thousand, Four Hundred and No/100-----Dollars

to the undersigned grantor, Rhodes & Acton, an Alabama General Partnership, ~~XXXXXXX~~
(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

Michael H. Smith and Brenda G. 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, to-wit:

Lot 17, in Block 7, according to the Survey of Southwind, Fourth Sector, as recorded in Map Book 7, Page 97, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) A 35 foot building set back line from Southwind Circle; (3) A 10 foot utility easement over Northwest side and 5 foot utility easements over East side and rear of said lot as shown on recorded map; (4) Restrictions recorded in Misc. Book 27, Page 978; (5) Permit to Alabama Power Company recorded in Deed Book 316, Page 359; (6) Easements regarding underground cables recorded in Misc. Book 28, Page 646; (7) Agreement with Alabama Power Company recorded in Misc. Book 28, Page 647; (8) Easement to South Central Bell recorded in Deed Book 320, Page 886.

\$59,750.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 326 PAGE 591

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 ~~XXXXXXX~~ Partner, William D. Acton who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of May 19 80

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
NOTARY PUBLIC
Secretary

RHODES & ACTON, AN ALABAMA GENERAL PARTNERSHIP

By *William D. Acton*
William D. Acton, Partner

STATE OF ALABAMA
COUNTY OF JEFFERSON

150 MAY 29 PM 1:13

Deed 700 Secnty. 403-21
Rec. 1.50
Index 1.00
9.50

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William D. Acton, whose name as Partner of Rhodes & Acton, Alabama General Partnership, ~~XXXXXXX~~ 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, ~~XXXXXXX~~ his capacity as such Partner executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 28th day of May, 19 80.

ODOM, MAY & DeBUYS, ATTORNEYS

P.O. BOX 13000