

Position 5

USDA-FHA
FHA-AL-427-4
(9-14-72)

816

This Instrument was Prepared by
Harrison, Conwill, Harrison & Justice
Attorneys at Law, P.O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED

(For Transfer Cases) - Joint Tenants With Right of Survivorship

STATE OF ALABAMA
COUNTY OF SHELBY

THIS INDENTURE, made this 25th day of July, 1980, between
Nancy O. Wood, a widow

of Shelby County, State of Alabama, party(ies) of the first part, and
Joel D. Smiley and wife, Heidi R. Smiley

of Shelby County, State of Alabama, parties of the second part;
WITNESSETH: That the said party(ies) of the first part, for and in consideration of the sum of One Dollar (\$1.00) to
them in hand paid by the said parties of the second part, and for other good and valuable considerations, the receipt whereof
is hereby acknowledged, has (have) granted, bargained, sold and conveyed and by these presents does (do) grant, bargain,
sell and convey unto the said parties of the second part, as joint tenants with the right of survivorship, the following

described land, lying and being in the County of Shelby, State of Alabama, to-wit:

Begin at a point on the North boundary line of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 11, Township 19, Range 2 East, which is the Northeast corner of E.L. Langford lot at the intersection of New Spring Creek Road with Calcis Road--State Highway 25; this point being located on the South right-of-way of New Spring Creek Road and on the West right-of-way line of State Highway 25; thence in a Southerly direction along the West right-of-way line of Calcis Road--State Highway 25--a distance of 373 feet to an iron and concrete marker, which is the point of beginning of the lot herein conveyed; thence in a Southerly direction along the West right-of-way line a distance of 191 feet, more or less, to an iron and concrete marker; thence in a Westerly direction 115 feet, more or less, to an iron and concrete marker on the East right-of-way line of the City's pump house access road; thence Northerly along the East right-of-way line of the City pump house road 197 feet, more or less, to an iron and concrete marker; thence in an Easterly direction a distance of 143 feet, more or less, to an iron and concrete marker on the West right-of-way line of State Highway 25, which is the point of beginning; situated in the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 11, Township 19 South, Range 2 East, Vincent, Shelby County, Alabama.
The above-described land is subject to the following described mortgage(s):

1. That certain mortgage to the United States of America executed by Terry J. Wood and wife, Nancy O. Wood dated the 21 day of May 1976, and recorded in Mortgage Book 354, at Page 748, in the Office of the Judge of Probate of Shelby County, Alabama:

Harrison & Conwill

and the said parties of the second part, by separate agreement executed as of the date hereof, assume liability for and agree to pay, as part of the consideration of this conveyance, all or a certain specified portion of the indebtedness secured by said mortgage(s).

TO HAVE AND TO HOLD to said parties of the second part, 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 the said party(ies) of the first part does (do) for herself and for

her heirs, executors, administrators and assigns covenant with the parties of the second part and with the heirs, executors, administrators and assigns of said parties and of the survivor of

them that she is (are) lawfully seized in fee simple of said premises; that the premises are

free from all encumbrances except as hereinbefore set forth; that she has (have) a good

right to sell and convey the same as aforesaid; that she will, and her heirs, executors, administrators and assigns shall warrant and defend the same to the said parties of the second part and to the heirs, executors, administrators and assigns of said parties and of the survivor of them forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said party(ies) of the first part has (have) hereunto set my hand(s) and seal(s), the day and year first above written.

BOOK 327 PAGE 696

1980 JUL 25 PM 2:56
Deed tax 31.00
Re. 3.00
Ind. 1.00
35.00
Nancy O. Wood (LS)
Nancy O. Wood (LS)

STATE OF ALABAMA PROBATE

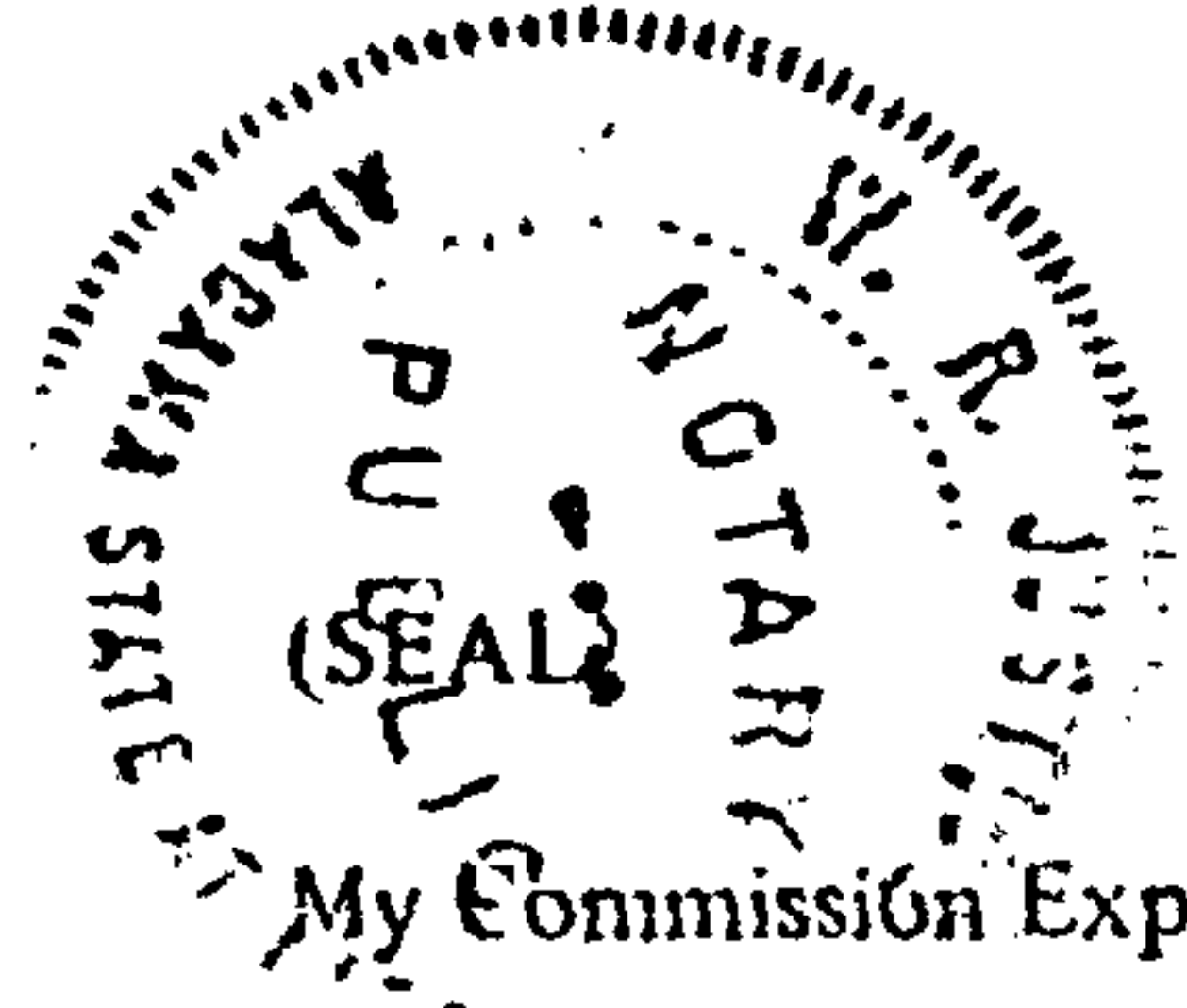
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County and State, do hereby

certify that Nancy O. Wood, a widow whose name(s) is (are) signed to the foregoing conveyance and who is (are) 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 seal this 25 day of July, 19 80.



W. R. Justice
Notary Public

My Commission Expires September 7, 1983