

THIS INSTRUMENT PREPARED BY:

FRANK C. GALLOWAY, JR.

CABANISS, JOHNSTON, GARDNER.

1900 First National-Southe

Birmingham, Alabama



Shelby Cnty Judge of Probate, AL 08/22/1980 00:00:00 FILED/CERTIFIED

This instrument was prepared by

(Name)

(Address)

Form 1-1-7 Rev. 6-70

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 one hundred dollars and other good and valuable considerations

to the undersigned grantor, Alexander Realty Company, Inc., a corporation, (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 Wendell Franklin Smith and Carol Lee 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:

Lot 110, according to Indian Highlands, Third Addition, as shown by map recorded in Map Book 6, page 28 in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to: (1) real estate ad valorem taxes for the tax year ending September 30, 1980; (2) restrictive covenants and conditions recorded in Miscellaneous Book 9, page 208 and Miscellaneous Book 9, page 244; (3) 40-foot building setback line on the east facing Comanche Street; (4) rights granted to Alabama Power Company by instrument recorded in Deed Book 285, page 797; (5) rights granted to Alabama Power Company by agreement recorded in Miscellaneous Book 9, page 461; (6) public utility easements as shown by recorded map or plat, including 3-foot easement on northerly and westerly sides of Lot 110. (When an instrument is referred to herein as recorded, it is recorded in the office of the Judge of Probate of Shelby County, Alabama.)

BOOK 328 PAGE 59

\$71,332.00 of the purchase price of the above described real estate was paid from the proceeds of a mortgage loan made to the Grantees and closed simultaneously with the delivery of this deed.

RECEIVED
AUG 22 AM 8:18
Rec'd Cash 100
Rec. 150
Inv. 100
350

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 President, Wilson Alexander who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of August 1980.

ATTEST:

John T. Alvey
Witness

Alexander Realty Company, Inc.
By *Wilson Alexander*
President

STATE OF
COUNTY OF

I, *Sybil B. Kite* a Notary Public in and for said County in said State, hereby certify that *Wilson Alexander* whose name as *President of Alexander Realty Company, Inc.* a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 15th day of August 1980

Notary Public, Alabama State at Large
My Comm. Expires 1-31-81
N.Y.

Sybil B. Kite
Notary Public