

(Name) Wallace, Ellis, Head & Fowler, Attorneys

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Shelby Cnty Judge of Probate, AL
03/02/1981 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 TWO THOUSAND AND NO/100 (\$2,000.00) DOLLARS

to the undersigned grantor or grantors in hand by the GRANTEES herein, the receipt whereof is acknowledged, we, Thomas O. Smith, Jr. and wife, Evelyn Pope Smith

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

John M. Matherson and wife, Sarah Joan White Matherson

(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 NE corner of the NE 1/4 of the SE 1/4, Section 36, Township 20 South, Range 1 East; thence run West along the North line of said Quarter-Quarter Section a distance of 327.63 feet to a point on the East right of way line of Shelby County Highway No. 61; thence turn an angle of 91 deg. 14 min. 21 sec. to the left and run along said highway right of way a distance of 347.14 feet; thence turn an angle of 90 deg. 00' to the left and run a distance of 210 feet to the NE corner of a parcel presently owned by the grantees, John M. Matherson and Sarah Joan White Matherson, as shown by deed recorded in Deed Book 311, page 706, Office of the Judge of Probate of Shelby County, Alabama, which is the point of beginning of the parcel herein described; thence continue along the same course a distance of 210.00 feet; thence turn an angle of 90 deg. 00' to the right and run a distance of 210.00 feet; thence turn an angle of 90 deg. 00' to the right and run a distance of 210.00 feet to the SE corner of said parcel described in Deed Book 311, page 706; thence turn an angle of 90 deg. 00' to the right and run North a distance of 210.00 feet to the point of beginning.

Subject to easements and rights of way of record.

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 27 day of March February, 1981.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
(Seal)
1981 MAR -2 AM 10:06
(Seal)

T.O. Smith Jr (Seal)
(Thomas O. Smith, Jr.)
(Evelyn Pope Smith)
Evelyn Pope Smith (Seal)

Thomas O. Smith, Jr.
JUDGE OF PROBATE (Seal)

STATE OF ALABAMA
SHELBY COUNTY

Deed 2.00
Rec. 1.50
Ind. 1.00
2.50

General Acknowledgment

I, the undersigned, Thomas O. Smith, Jr. and Evelyn Pope Smith, a Notary Public in and for said County, in said State, hereby certify that they 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 27 day of March February, A. D., 1981.

Frances Hardy
Notary Public