



(Name) Courtney H. Mason, Jr., Attorney at Law

(Address) P. O. Box 1007, Alabaster, Alabama 35007

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Ala

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTEEN THOUSAND AND NO/100 (\$16,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
V. O. SAMONS AND HAZEL SAMONS, husband and wife
(herein referred to as grantors) do grant, bargain, sell and convey unto

JAMES R. SMITH AND WIFE, AMANDA T. 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:

A part of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 2 Township 24 North, Range 13 East, described as follows: Begin at the NW corner of said forty acres and run in a Southerly direction along the Western boundary of said 40 acre tract 855 feet; thence turn an angle of 102 deg. 02 min. to left and run a distance of 300 feet to point of beginning of tract herein described; thence continue in same direction to the intersection of the West right of way line of Birmingham-Montgomery Highway; thence in a Northerly direction along West right of way line of said Highway a distance of 84 feet to the South line of a 21 foot easement for a driveway; thence in a Southwesterly direction along the South line of said driveway a distance of 125.03 feet; thence run South a distance of 86.00 feet to point of beginning.

Subject to easements and restrictions of record.

\$15,700.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously.

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 2nd day of March, 1981.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DEED WAS FILED

1981 MAR -5 PM 12:55 (Seal)

V. O. Samons

V. O. SAMONS (Seal)

HAZEL SAMONS (Seal)

Hazel Samons (Seal)

STATE OF ALABAMA
Shelby COUNTY

Deed .50
Rec. 1.50
Ind. 1.00
3.00

Sec mty. 410-457

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that V. O. Samons and Hazel Samons, husband and wife whose names 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 2nd day of March, A. D., 1981

Judith Zuhalt

Notary Public.