

This instrument was prepared by

(Name) Harrison, Conwill, Harrison & Justice
 Attorneys at Law
 (Address) Columbia, Alabama 36001



Jefferson Land Title Services Co., Inc.
 318 21ST NORTH AVENUE, SUITE 104, BIRMINGHAM, ALABAMA 35201
 (205) 328-8030
 Member Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
 SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

19810424000046110 Pg 1/1 .00
 Shelby Cnty Judge of Probate, AL
 04/24/1981 00:00:00 FILED/CERTIFIED

That in consideration of One Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Edward L. Lansford and wife, Nina Lansford

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

Michael R. Smiley and Teresa Smiley

(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 Northeast corner of Section 10, Township 19 South, Range 2 East and run South along the East line of Section 10 a distance of 669.0 feet to the Southeast corner of Charles Greene lot as set by Frank W. Wheeler, L.S. #3385; thence turn an angle of 90 deg. to the right and run West along the South boundary line of said lot a distance of 210.0 feet to the Southwest corner of said lot; thence run South 4 deg. 08 min. East (M.B.) a distance of 674.7 feet to a point being the point of beginning of the parcel of land herein described; thence turn an angle of 0 deg. 20 min. 20 sec. to the left and run 162.8 feet to a point; thence turn an angle of 86 deg. 38 min. to the left and run 202.0 feet to a point; thence turn an angle of 93 deg. 22 min. to the left and run 162.8 feet to a point, being 30 feet South of the centerline of County Highway 464; thence turn an angle of 86 deg. 38 min. to the left and run parallel with and 30 feet from said centerline for a distance of 202.0 feet to the point of beginning. Said parcel of land is lying in the NE $\frac{1}{4}$ of Section 10, Township 19 South, Range 2 East, and the NW $\frac{1}{4}$ of Section 11, Township 19 South, Range 2 East, and contains 0.75 acre.

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 4th day of March, 19 81

WITNESS:

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 1981 APR 24 AM 11:52 (Seal)

Edward L. Lansford (Seal)
Nina Lansford (Seal)

Thomas R. Shaw (Seal)
 JUDGE OF PROBATE

STATE OF ALABAMA
 SHELBY COUNTY

Rec. 1.50
 Ind. 1.00
 3.00

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Edward L. Lansford and wife, Nina Lansford whose name s 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 4th day of March, A. D., 19 81.

A. J. Conner
 Notary Public.

Box 298
 35178