

This instrument was prepared by

FRANK K. BYNUM, ATTORNEY

3410 INDEPENDENCE DRIVE, BIRMINGHAM, ALABAMA 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

19810513000053280 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
05/13/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY TWO THOUSAND AND NO/100----- (\$72,000.00)
DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Albert C. Smith and wife, Margaret Smith
(herein referred to as grantors) do grant, bargain, sell and convey unto

Ricky W. Channell and Joan L. Johnson

(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 parcel of land located in Section 13, Township 20 South, Range 4 West, Shelby County, Alabama, and more particularly described as follows: Commence at the NW corner of the NW 1/4 of the SE 1/4 of said Section and run Easterly on the North boundary of said 1/4-1/4 Section a distance of 386.42 feet to the point of beginning; thence turn an angle to the right of 86° and 40' in a Southeasterly direction a distance of 189.0 feet; thence turn a deflection angle to the left of 23° and 15' in a Southeasterly direction a distance of 207.82 feet, said point being in center of county road; thence turn an angle to the left 104° and 50' in a Northeast-erly direction a distance of 234.50 feet, said point being in center of county road, thence turn an angle to the left 47° and 10' in a Northerly direction a distance of 218.30 feet; thence 91° 25' left in a Westerly direction a distance of 285.58 feet to the point of begin-ning. Except all right of ways and minerals and mining rights.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$66,400.00 of the purchase price recited above was paid from mortgage loan closed simultaneous herewith.

Subject to that certain mortgage to Engel Mortgage Company, Inc., as recorded in Mortgage Book 363, Page 866, in the Office of the Judge of Probate of Shelby County, Alabama.

The undersigned grantees herein accept delivery of title by this deed knowing that it is subject to an outstanding mortgage debt or lien which is an encumbrance upon this property and agree that said mortgage debt or lien may be permissibly outstanding and remain unpaid until such time as grantees' mortgage indebtedness closed simultaneously herewith is paid in full.

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 11th day of May, 19 81.

Grantees:

Ricky W. Channell (Seal)

Joan L. Johnson (Seal)

(Seal)

Albert C. Smith (Seal)

Margaret Smith (Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Albert C. Smith and wife, Margaret Smith 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 11th day of May, A. D., 19 81.

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

19810513000053280 Pg 2/2 .00
Shelby Cnty Judge of Probate,AL
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ricky W. Channell, an unmarried man, and Joan L. Johnson, an unmarried woman, whose names are signed to the foregoing conveyance, and who, 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 the 11th day of May, 1981

John McBy
Notary Public

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

1981 MAY 13 AM 9:33

see 11th 412-368

Thomas G. Channell, Jr.
JUDGE OF PROBATE

Deed TAX 6.00
Rec 3.00
Ind 1.00
10.00

BYNUM & BYNUM
P.O. BOX 76037
BIRMINGHAM, ALABAMA 35223

Albert C. Smith and wife,
Margaret Smith

TO

Ricky W. Channell and Joan L. Johnson

WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

STATE OF ALABAMA,

COUNTY.

BYNUM AND BYNUM

ATTORNEYS AT LAW

3410 INDEPENDENCE DRIVE

BIRMINGHAM, ALABAMA 35209

DEED TAX \$ 6.00
RECORD FEE \$ 1.00
TOTAL \$ 7.00