

This instrument prepared by

(Name) LARRY L. HALCOMB

ATTORNEY AT LAW

(Address) 3512 OLD MONTGOMERY HIGHWAY  
HOMEWOOD, ALABAMA 35201



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Shelby Cnty Judge of Probate, AL  
07/01/1981 00:00:00 FILED/CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifteen thousand and no/100 (\$15,000.00) DOLLARS  
and the assumption of the mortgage recorded in Volume 393, page 13, Probate Office of  
Shelby County, Alabama,  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Bruce Rodger Smith and wife, Joan D. Smith

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

Bruce N. Monical and Phyllis B. Monical

(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:

Lot 12, according to the Willow Ridge Addition to Indian Springs, as recorded in  
Map Book 7, page 76, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1981.

Subject to building lines and rights of way of record.

BOOK 333 PAGE 751

151 JUL -1 AM 8:36  
Deed tax - 1500  
Rec. 150  
Ind. 100  
1750

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 ~~we~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES,  
their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,  
unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 29th  
day of June, 1981

WITNESS:

(Seal)

(Seal)

(Seal)

Bruce Rodger Smith (Seal)  
BRUCE RODGER SMITH

Joan D. Smith (Seal)  
JOAN D. SMITH

(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 Bruce Rodger Smith and wife, Joan D. Smith  
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 29th day of June, A. D., 1981

Donald P. Graham 6/17/84  
Notary Public.  
NOTARY PUBLIC  
ALABAMA STATE AT LARGE