

This instrument is prepared by

(Name) **LARRY L. HALCOMB**

ATTORNEY AT LAW

(Address) **3512 OLD MONTGOMERY HIGHWAY**  
**HOMewood, ALABAMA 35209**



19810701000072150 Pg 1/1 .00  
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 GRANTEEES 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 GRANTEEES) 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.

751  
PAGE  
333  
BOOK

19810701000072150 Deed tax - 15<sup>00</sup>  
Rec. 150  
Ind. 100  
17 50

TO HAVE AND TO HOLD to the said GRANTEEES 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 do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that ~~we are~~ (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 GRANTEEES, 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)

*Bruce Rodger Smith* (Seal)  
BRUCE RODGER SMITH

(Seal)

*Joan D. Smith* (Seal)  
JOAN D. 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 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, the same was executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of June, 1981.

A. D. 1981

*Glenna L. Richardson* 6/17/84  
NOTARY PUBLIC  
THE STATE OF ALABAMA  
Notary Public