

FRANK K. BYNUM, ATTORNEY 87'
3410 INDEPENDENCE DRIVE. BIRMINGHAM. ALABAMA 352

19811130000126910 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
11/30/1981 00:00:00 FILED/CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVEN THOUSAND FIVE HUNDRED AND NO/100-----(\$7,500.00)

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

Ellis P. Bynum and husband, Frank K. Bynum
(herein referred to as grantors) do grant, bargain, sell and convey unto

Leslie H. Smith and wife, Carolyn 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:

Part of the NE 1/4 of Section 29, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: (a) All of the SW 1/4 of NE 1/4 of said section except the south 350.26 feet of said 1/4-1/4 section. (b) All of the NW 1/4 of NE 1/4 of said section except the north 1,100 feet of said 1/4-1/4 section. (c) Part of the E 1/2 of NE 1/4 of said section commencing at the southwest corner of said NE 1/4 of NE 1/4 run north along the west line of said NE 1/4 of NE 1/4 for a distance of 3.56 feet, thence turn an angle to the right of 116 degrees 45' and run in a southeasterly direction for a distance of 438.45 feet, more or less, to the northwest right of way line of Cahaba Valley Road (Ala. Highway #119) which is the point of beginning, thence turn an angle to the right of 180 degrees 00' and run in a northwesterly direction along last mentioned line for a distance of 438.45 feet, more or less, to a point on the west line of said NE 1/4 of NE 1/4, thence turn an angle to the left of 116 degrees 45' and run in a southerly direction along the west line of said E 1/2 of NE 1/4 for a distance of 948.89 feet, thence turn an angle to the left of 66 degrees 05' 30" and run in a southeasterly direction for a distance of 40.75 feet, more or less, to a point on the northwest right of way line of said Cahaba Valley Road, thence turn an angle to the left and run in a northeasterly direction along said northwest right of way line for a distance of 845.83 feet, more or less, to the point of beginning.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record, and that certain mortgage recorded in Book 386, Page 923, in the Office of the Judge of Probate of Shelby County, Alabama.

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 24th day of November, 19 81.

WITNESS:

STATE OF ALABAMA
SHELBY COUNTY } (Seal)

1981 NOV 30 AM 8:09 (Seal)

(Seal)

Ellis P. Bynum (Seal)

Frank K. Bynum (Seal)

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY } Rec 7.50
TAX 1.50
1.00 General Acknowledgment
10.00

I, the undersigned hereby certify that Ellis P. Bynum and husband, Frank K. Bynum, a Notary Public in and for said County, in said State, whose name is 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 24th day of November, A. D., 19 81

Notary Public.