

send tax notice to: Clarence Smith
740 Cahaba Manor Tr
Pelham, Alabama 35124

This instrument was prepared by

(Name) **LARRY L. HALCOMB**
ATTORNEY AT LAW
(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35208

133

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 Fourteen thousand and no/100 (\$14,000.00) DOLLARS
and the assumption of the mortgage recorded in Volume 385, page 202, 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,
B.M. Bodiford and wife, Mary E. Bodiford

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

✓ Clarence Smith and Rita M. 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:

Lot 76, except the North 5 feet thereof, according to the map and survey of Cahaba
Manor Town Homes, Second Addition, as recorded in Map Book 7, Page 62, in the Probate
Office of Shelby County, Alabama.

Subject to taxes for 1982.

Subject to restrictions, easements, rights of way, agreements with Alabama Power
Company and sanitary sewer agreement of record.

By acceptance of this deed, grantee(s) agree(s) to assume the indebtedness
secured by the above mortgage.

Sellers do not warrant title to minerals and mining rights.

BOOK 341 PAGE 843

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 X (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 X (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 17th
day of August 82

WITNESS:

STATE OF ALABAMA SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1982 AUG 18 AM 10:48 (Seal)

Thomas A. Snowden, Jr. (Seal)
JUDGE OF PROBATE

B.M. Bodiford (Seal)

Mary E. Bodiford (Seal)
MARY E. BODIFORD

STATE OF ALABAMA }
JEFFERSON COUNTY }

Seal 14.00
Rec. 1.50
Ind. 1.00
16.50

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State,
hereby certify that B.M. Bodiford and wife, Mary E. Bodiford
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 17th day of August A. D. 1982

My Commission Expires 1/23/86 Notary Public.