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Shelby Cnty Judge of Probate, AL
01/03/1983 00:00:00 FILED/CERTIFIED

(Name) James O. Standridge

(Address) P.O. Box 562, Montevallo, AL 35115

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand (\$ 10,000.00) and no/00-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James A. Cardwell Sr. and wife, Clara Cardwell

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

Gary E. Smith and wife, Mary K. 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:

Commence at the Northeast corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec 21 T 21, R 3W, Shelby County, Alabama, thence westerly along the north line of said section 192.18 ft. to a point, thence 88 deg 59 min left 678.80 ft to a point, thence 16 deg, 02 min right 121.71 ft to the point of beginning, Thence 11 deg, 31 min left 140.51 ft to a point, thence 85 deg 38 min right 71.0 ft to a point, thence 91 deg 27 min right 116.66 feet to a point, thence 74 deg 10 min right 82.17 ft to the point of beginning, containing 0.21 acres.

This being the same property conveyed to James A. Cardwell Sr. and wife by Gloria and Ronald Smith, recorded in Book 219, Page 365, and the property conveyed to James A. Cardwell and wife by Luddie Boothe, a widow in Book 315, Page 570, Probate office of Shelby County, Alabama. James A. Cardwell Sr. is the surviving Grantee of that certain deed recorded in Book 219, Page 365, Shelby County, Alabama. Subject to current unrecorded lease on property.

BOOK 344 PAGE 400

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 30th day of December, 19 82

WITNESS:

Deed Tax 2.00
Rev 1.50
Jud 1.00
H.S.O

NOTARY PUBLIC (Seal)
I CERTIFY THIS
DEED WAS FILED (Seal)

1983 JAN -3 PM 2:10

Notary Public (Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, James O. Standridge, a Notary Public in and for said County, in said State, hereby certify that James A. Cardwell Sr. and wife 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of December, A. D., 19 82

11 Oak St.
Sodland Hills Est.
Birmingham, AL 35114

Notary Public