

This instrument was prepared by

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(Address) Columbiana, Alabama 35051

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 ONE AND NO/100 (\$1.00) and other good and valuable considerations DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Charles William Smith, a widower,

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

Charles L. Smith and wife, Evelyn Smith (Rt 1 Box 95 Ketchum Ala 35043)

(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:

A parcel of land situated in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: For the point of beginning of the parcel of land herein conveyed, commence at the Southeast corner of that certain parcel of land conveyed to Herman Smith, Sr. and wife as described in Deed Book 344, Page 493, in the Office of the Judge of Probate of Shelby County, Alabama, and turn an angle to the left and run in a Northerly direction parallel with the East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section along the East boundary of said parcel a distance of 3.11 feet; thence turn an angle to the right and run along the Southern boundary of the Evelyn S. Hyche lot as described in that certain deed recorded in Deed Book 344, Page 494, in the Office of the Judge of Probate of Shelby County, Alabama, a distance of 353.49 feet to the East boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn an angle to the right and run in a Southerly direction along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 217.14 feet; thence turn an angle to the right and run parallel with the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 499.72 feet; thence turn an angle to the right and run in a Northerly direction parallel with the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 216.16 feet more or less to a point on the South boundary line of the Herman Smith, Sr. lot; thence turn an angle to the right and run along the South line of the said Herman Smith, Sr. lot a distance of 143.7 feet, more or less, to the point of beginning.

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, I have hereunto set my hand(s) and seal(s), this 14th day of January, 1983

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DEED WAS FILED

Deed tax 2.50
Rt. 1.50
Notary 1.00
5.00

1983 JAN 14 PM 1:21

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, hereby certify that Charles William Smith, a widower, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of January, A. D., 1983

Public.