

SEND TAX NOTICE TO:

Larry Smith
1828 Mohawk Drive
Alabaster, AL 35007

972

THIS INSTRUMENT PREPARED BY:

WILLIAM H. HALBROOKS

SUITE 600

#1 INDEPENDENCE PLAZA
BIRMINGHAM, AL 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

JEFFERSON COUNTY

Know All Men By These Presents,

That in consideration of Twenty One Thousand Three Hundred Thirty Six & no/100 DOLLAR and the assumption of the mortgage herein:

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,
George A. Ayers and Sharon F. Kelley, both unmarried

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

Larry D. Smith and Virginia T. Smith

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor 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 7, according to the survey of Navajo Pines, as recorded in Map Book 5, page 108, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Subject to taxes, easements and restrictions of record.

And as further consideration the grantee herein expressly assume and promise to pay that certain mortgage from Real Estate Financing, Inc. as recorded in Mortgage Book 352, page 148 and assigned to Government National Mortgage Assoc. as recorded in Misc Book 16, page 441, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

\$ 16,034.73 of the purchase price recited above was paid from a second mortgage loan closed simultaneously herewith.

Sharon F. Kelley is one and the same person as Sharon F. Ayers.

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 my ~~self~~ (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES their heirs and assigns, that ~~I~~ (we) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that ~~k~~ (we) have a good right to sell and convey the same as aforesaid; that ~~k~~ (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 and seal this 21st day of March

WITNESS:

Deed TAX 21.50
Reg 150
Sub 1.00

1983 MAR 25 AM 9:04

State of ALABAMA
JEFFERSON COUNTY

General Acknowledgement

George A. Ayers

Sharon F. Kelley

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that George A. Ayers and Sharon F. Kelley, both unmarried 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of March

A. D. 1983

William H. Halbrooks