

ADDRESS OF GRANTEE: 315 Woodland Drive, Montevallo, Alabama 35115

This instrument was prepared by

948

This Form furnished by:

(Name) DANIEL M. SPITLER
1972 Chandalar Office Park
(Address) Pelham, Alabama 35124

Cahaba Title, Inc.

Highway 31 South at Valleydale Road
P. O. Box 689
Pelham, Alabama 35124



Policy Issuing Agent for
Safeco Title Insurance Co.
TELEPHONE: 988-5600

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Four Thousand Eight Hundred Sixty Nine and No/100 (\$34,869) DOLLARS

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

Walter E. Smith, Jr. and wife, Gwendolyn G. Smith *an unmarried man.*
(herein referred to as grantors) do grant, bargain, sell and convey unto
Dennis W. Betts and wife, Deborah A. Betts

(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 SE corner of the NW 1/4 of SW 1/4 of Section 7, Township 22 South, Range 2 West, and run North 81 deg. 30 min. West for a distance of 252.69 feet to the Point of Beginning; from said point continue along same course a distance of 196 feet; thence turn 75 deg 07 min. to the right and run North 06 deg. 23 min. West for a distance of 631.4 feet to a point on the Southerly right of way a 60 feet county road; thence run Easterly along said right of way for a distance of 177 feet to a point; thence from said point run South 26 deg. 05 min. East for a distance of 184.0 feet to a point; thence turn 21 deg. 35 min. to the left and run South 47 deg. 40 min. east for a distance of 130 feet to a point; thence turn 58 deg. 30 min. to the right and run South 08 deg. 50 min. West for a distance of 450 feet, more or less, to the Point of Beginning; being situated in Shelby County, Alabama.
LESS AND EXCEPT any part of subject property now a part of a roadway.

Subject to easements and restrictions of record.

\$25,000.00 (Twenty Five Thousand and No/100 Dollars) of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

And as further consideration the Grantees herein expressly assume and promise to pay that certain mortgage to Home Federal Savings and Loan Association of the South recorded in Mortgage Book 405, Page 241, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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 16th day of July, 1983

WITNESS:

DEAN A. SHELLEY CO.
NOTARY PUBLIC
(Seal)
12:50 PM 1983 JUL 25 AM 8:36
(Seal)
See noty. 434-132
(Seal)

Walter E. Smith, Jr.
WALTER E. SMITH, JR. (Seal)
Gwendolyn G. Smith
GWENDOLYN G. SMITH (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Walter E. Smith, Jr. and wife, Gwendolyn G. Smith *an unmarried man* 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 16th day of July, A. D. 1983