

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama

Form 1-1-8 Rev. 1-88

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 THIRTY-FIVE HUNDRED DOLLARS (\$3500.00) & other good and valuable/consideration DOLLARS

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

Charles L. Smith and wife, Evelyn Smith

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

✓ Willard Chance and wife, Dorothy D. Chance

(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 NE $\frac{1}{4}$  of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the South-east 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 199.72 feet to the point of beginning; thence continue along the same course a distance of 300 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 said Herman Smith, Sr. lot a distance of 143.7 feet; thence 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 and along the East boundary of said Herman Smith, Sr. lot, as described in Deed Book 344, page 493 in said Probate Office 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 said Probate Office a distance of 156.3 feet; thence run South, parallel with the East boundary of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 216.16 feet, more or less, to the point of beginning.

Subject to easements and rights of way of record; more specifically, (continued on back)

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 29<sup>th</sup> day of December, 19 83

WITNESS:

(Seal)

Charles L. Smith

(Seal)

(Seal)

Evelyn Smith

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

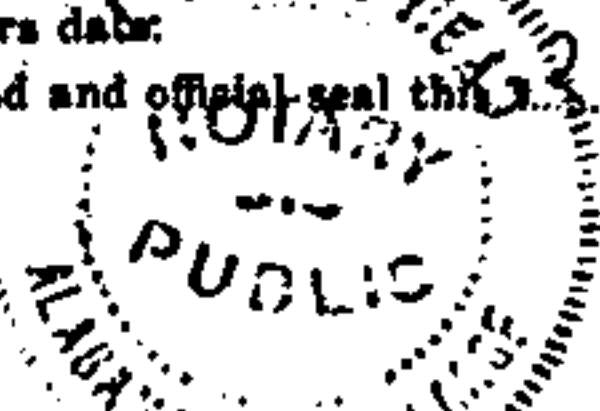
I, the undersigned

hereby certify that Charles L. Smith and wife, Evelyn Smith

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 29<sup>th</sup> day of December, A. D., 19 83.

Pl 1 Box 91-E  
Chelsea, AL  
35042



J. Frank Head

Notary Public.

RETURN TO

TO

**WARRANTY DEED**  
JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR

THIS FORM FROM  
**LAWYERS TITLE INSURANCE CORP.**  
Title Insurance  
BIRMINGHAM, ALA.

(continued from front side hereof)

subject to possible right of way easement for ingress and egress to and from the above described parcel of a uniform width of 12 feet over and across said property as recorded in Deed Book 345, page 330, in the Probate Office of Shelby County, Alabama, said right of way to connect with an existing road which connects with Shelby County Highway No. 11.

(Buyer assumes obligation to pay 1984 ad valorem taxes on above described property which is due and payable in October, 1984.)

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

1984 JAN -4 AM 10:16

*Thomas H. [Signature]*  
CLERK OF THE COURT

*Deed Tax 3.50*  
*Rec 3.00*  
*Sub. 1.00*  
*7.50*

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BOOK

10A JAN 20 1984