

(Name) WALLACE, ELLIS, HEAD & FOWLER

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 1-68

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 thousand two hundred twenty-five and no/100 --- 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 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 1/4 of the NE 1/4 of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: 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 quarter-quarter 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 quarter-quarter Section; thence turn an angle to the right and run in a Southerly direction along the East line of said quarter-quarter Section a distance of 217.14 feet; thence turn an angle to the right and run parallel with the North line of said quarter-quarter section a distance of 100 feet to the point of beginning; thence continue to run in a Westerly direction parallel with the North line of said quarter-quarter Section a distance of 99.72 feet; thence turn an angle to the right and run in a Northerly direction parallel with the East line of said quarter-quarter Section a distance of 217.14 feet, more or less, to a point on the South boundary line of the Evelyn S. Hyche lot; thence turn an angle to the right and run in an Easterly direction along the South boundary line of the Evelyn S. Hyche lot a distance of 99.72 feet; thence turn an angle to the right (description continued on reverse side)

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 5th day of January, 1984

WITNESS:

(Seal)

Charles L. Smith (Seal)

(Seal)

Evelyn Smith (Seal)

(Seal)

(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 Charles L. Smith and wife, Evelyn Smith 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 5th day of January, A. D., 1984

Box 91-E

Shelby, Ala. 35043

Conrad R. Foster, Jr. Notary Public.

(CONTINUATION OF DESCRIPTION)

and run in a Southerly direction parallel with the East boundary line of said quarter-quarter Section a distance of 217.14 feet, more or less, to the point of beginning.

SIGNED FOR IDENTIFICATION:

Charles L Smith
Charles L. Smith, Grantor

Evelyn Smith
Evelyn Smith, Grantor

RECORDED
INDEXED
JAN 17 1984

1984 JAN 17 AM 11:48

deed tax 150
Pr. 300
Ind. 100
550

BOOK 352 PAGE 740

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

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