

STATE OF ALABAMA)
SHELBY COUNTY)

consideration of \$4,000.00.

THIS INDENTURE made and entered on this the 30th day of March, 1984, by and between ALI Y. SLEIMAN and wife, CARLA U. SLEIMAN, as Grantors, and RONALD D. SMITS and wife, BARBARA A. SMITS, as Grantees.

WITNESSETH: That the Grantors for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, to them cash in hand paid this day by Grantees, and the assumption and agreement to pay the outstanding balance of that certain mortgage to Engel Mortgage Company, Inc., of record in the Probate Records of Shelby County, Alabama, and other good and valuable considerations, receipt of which is hereby acknowledged, have bargained and sold, and by these presents do hereby give, grant, bargain, sell, convey and confirm unto the said Grantees, FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 6, according to the survey of Wagon Trace as recorded in Map Book 6, page 140, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD UNTO THE SAID GRANTEES, FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM, AND TO THE HEIRS AND ASSIGNS OF SUCH SURVIVOR, IN FEE SIMPLE, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION.

Grantors do hereby covenant with and represent unto the said Grantees, their heirs and assigns, that they are lawfully seized in fee of the lot above described; that the same is free of all liens and encumbrances except ad valorem taxes for the current tax year, easements, restrictions and rights of way of record, mineral and mining rights or record in Volume 42, page 246, and agreement with Alabama Power Company recorded in Miscellaneous Volume 18, page 650, said Probate Records of Shelby County, Alabama; and the above referred to mortgage assumed by Grantees; that they have a good and lawful right to sell and convey the same as aforesaid, and that they will warrant and defend the title to same unto the said Grantees, their heirs and assigns, except as to the above.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on the day and year first above written.

Ali Y. Sleiman (SEAL)
ALI Y. SLEIMAN
Carla U. Sleiman (SEAL)
CARLA U. SLEIMAN

STATE OF ALABAMA
MADISON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that ALI Y. SLEIMAN and wife, CARLA U. SLEIMAN, who are known to me, and whose names are signed to the foregoing conveyance, personally appeared before me, and being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand of office this the 30th day of March, 1984.

Ellen G. Bell
Notary Public

THIS INSTRUMENT WAS PREPARED BY:
JAMES R. STURDIVANT
CENTRAL BANK BLDG.
MARTINSVILLE, ALABAMA 35801

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

1984 APR -5 AM 10:17

Deed Tax
Rec
Jud

BOOK 354 PAGE 507