

This instrument was prepared by

(Name) COURTNEY H. MASON, JR.

(Address) ALABASTER, ALABAMA 35007



Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 968-5600
Policy Issuing Agent for
SAFECO Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY-TWO THOUSAND FIVE HUNDRED AND NO/100TH DOLLARS

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

RICHARD B. SMITH, A MARRIED MAN

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

JOHN HENRY OZLEY AND WIFE, LUCY D. OZLEY

(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:

Lot 112, according to the survey of the Third Addition to Scottsdale map of which is recorded in Map Book 8, page 123, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

THE SELLER AFFIRMS THAT THE ABOVE-DESCRIBED PROPERTY IS NOT HIS HOMESTEAD. THE SELLER'S HOMESTEAD IS LOCATED AT:

114 HIGHLAND DRIVE, COLUMBIANA, ALABAMA 35051

\$68,800.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 1412 Heather Lane, Alabaster, AL 35007

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, I have hereunto set MY hand(s) and seal(s), this 29TH day of MAY

WITNESS: Deed tax 400 see note 449-711
120150
120100
650
1984 MAY 31 AM 8:34 (Seal)
JOHN HENRY OZLEY (Seal)
LUCY D. OZLEY (Seal)

Richard B. Smith (Seal)
RICHARD B. 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 RICHARD B. SMITH, A MARRIED MAN whose name IS signed to the foregoing conveyance, and who IS known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance HE HAS executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29TH day of MAY A. D. 1984