

This instrument is prepared by

(Name) COURTNEY H. MASON, JR.
(Address) ALABASTER, ALABAMA

This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
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-NINE THOUSAND EIGHT HUNDRED AND NO/100TH (\$79,800.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, FRANK LAPETE AND WIFE, PATTI LAPETE, AND FRANK LAPETE d/b/a F. L. L. GENERAL CONTRACTORS

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

CLAUDE H. SMITH, III AND WIFE, CARYN M. SMITH

(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 38, according to Map of OLD MILL TRACE, SECOND SECTOR, as recorded in Map Book 8, Page 156, in the Office of the Judge of Probate, Shelby County, Alabama. Situated in Shelby County, Alabama.

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

\$75,800.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 4841 Caldwell Mill Lane, Birmingham, Al 35243

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 31ST day of MAY, 1984

WITNESS:

(Seal)

FRANK LAPETE

(Seal)

(Seal)

PATTI LAPETE

(Seal)

(Seal)

F.L.L. GENERAL CONTRACTORS

(Seal)

By:

FRANK LAPETE

General Acknowledgment

STATE OF ALABAMA

SHELBY COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that FRANK LAPETE AND WIFE, PATTI LAPETE 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 HAVE executed the same voluntarily on the day the same bears date.

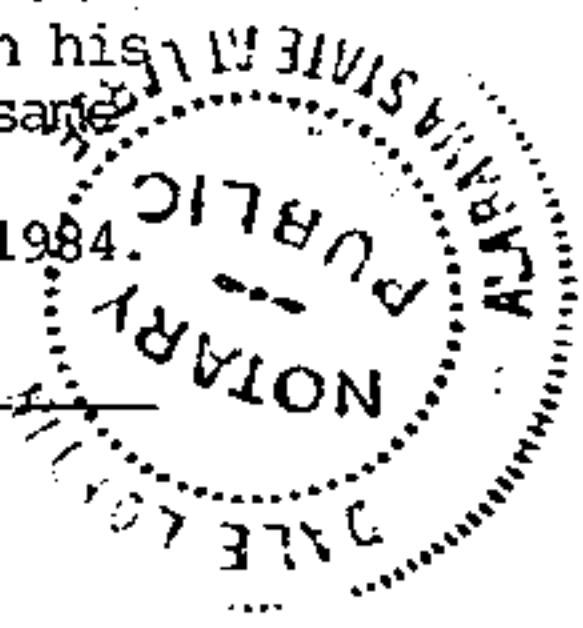
Given under my hand and official seal this 31ST day of MAY, 1984

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Frank LaPete, d/b/a F. L. L. General Contractors, 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, in his capacity as sole owner, and with full authority, executed the same voluntarily for and as the act of said F. L. L. General Contractors.

Given under my hand and official seal, this the 31st day of May, 1984.

Dale C. Loftis
NOTARY PUBLIC



BOOK 355 PAGE 998

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 JUN -1 PM 3:17
Thomas C. Scarborough, Jr.
JUDGE OF PROBATE

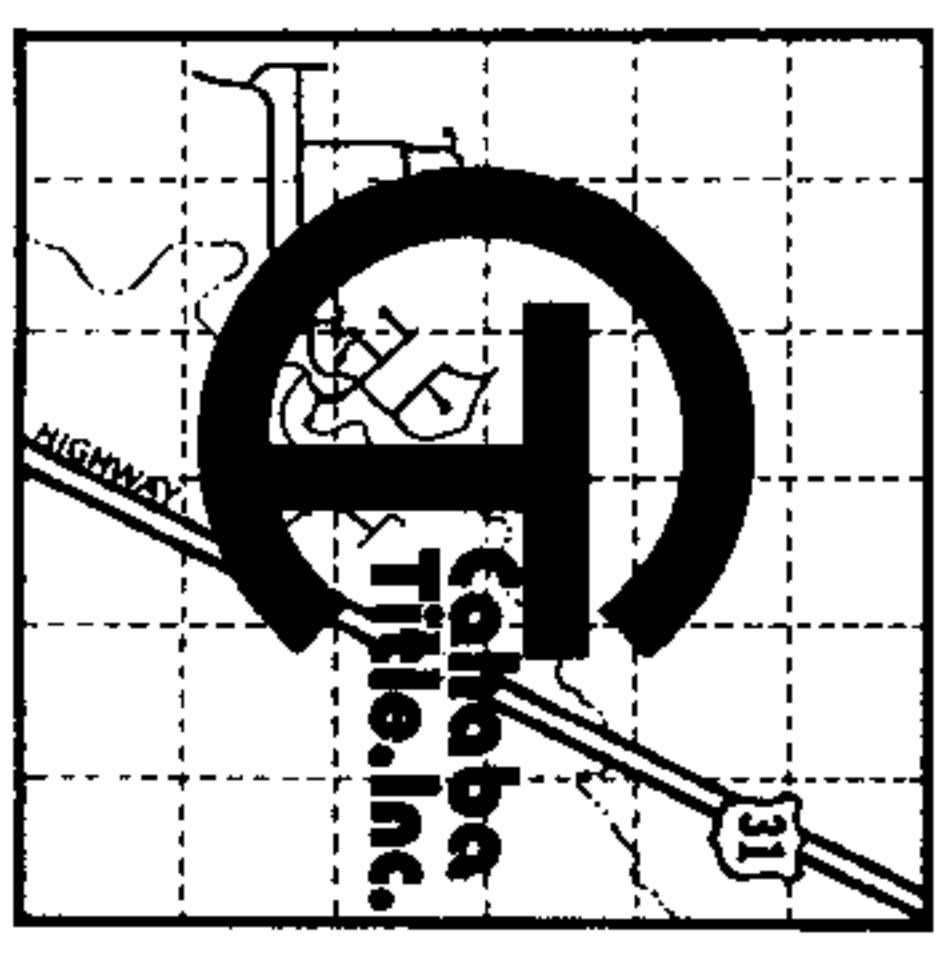
Deed tax - 4.00
Rec 3.50
Prod. 1.00
8.50

700 2M 230

Return to:

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR



Recording Fee \$
Deed Tax \$

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