

This instrument was prepared by

(Name) WILLIAM J. WYNN, ATTORNEY AT LAW

(Address) 2027 SECOND AVENUE NORTH, BIRMINGHAM, ALABAMA 35203

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF JEFFERSON

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of SEVENTY EIGHT THOUSAND FIVE HUNDRED & NO/100 DOLLARS

to the undersigned grantor, BRANTLEY HOMES, INC. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto
HAL MICHAEL SMITH AND WIFE, KAREN DENISE SMITH

(herein referred to as GRANTEEES) 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 64, ACCORDING TO THE SURVEY OF PORTSOUTH, THIRD SECTOR, AS RECORDED
IN MAP BOOK 7, PAGE 110, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. AD VALOREM TAXES DUE AND PAYABLE OCTOBER 1, 1987.
2. RESTRICTIONS AS RECORDED IN MISC. BOOK 29, PAGE 557, IN THE PROBATE
OFFICE OF SHELBY COUNTY, ALABAMA.
3. AGREEMENT WITH ALABAMA POWER COMPANY AS RECORDED IN MISC. BOOK 29,
PAGE 400, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. EASEMENTS AS TO UNDERGROUND ELECTRICAL DISTRIBUTION AS RECORDED IN
MISC. BOOK 29, PAGE 406, IN THE PROBATE OFFICE OF SHELBY COUNTY.
5. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN
DEED BOOK 318, PAGE 11, IN THE PROBATE OFFICE OF SHELBY COUNTY.
6. 35-FOOT BUILDING SET BACK LINE FROM PORTSOUTH LANE AS SHOWN ON
RECORDED MAP OF SAID SUBDIVISION.
7. 10-FOOT UTILITY EASEMENT OVER THE SOUTH SIDE OF SAID LOT AS SHOWN
ON RECORDED MAP OF SAID SUBDIVISION.

\$68,500.00 OF THE PURCHASE PRICE WAS PAID FROM A MORTGAGE LOAN CLOSED
SIMULTANEOUSLY WITH DELIVERY OF THIS DEED.

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

1986 NOV 24 PM 12:51

1. Deed Tax \$ 10.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 13.50

TO HAVE AND TO HOLD: To the said GRANTEEES 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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, BILL BRANTLEY
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19TH day of NOVEMBER 19 86

ATTEST:

By Bill Brantley, Pres.
BILL BRANTLEY (President)

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, THE UNDERSIGNED a Notary Public in and for said County in said
State, hereby certify that BILL BRANTLEY
whose name as President of BRANTLEY HOMES, INC.
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

Given under my hand and official seal, this the 19TH day of NOVEMBER

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Thall J. J.
Notary Public