

**Cahaba Title, Inc.**

Highway 31 South at Valleydale Rd., P.O. Box 689  
Pelham, Alabama 35124  
Phone (205) 988-6600  
Policy Issuing Agent for  
SAFECO Title Insurance Company

This instrument was prepared by 614

(Name) Diane Smith

(Address) 717 Creekview Dr., Pelham, AL 35124



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

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand and no/100 (\$1,000.00) Dollars and other good and valuable consideration

to the undersigned grantor, Franklin Properties, Inc. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Franklin Dean Smith and Diane W. 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:

Lots 11 and 12, Block 1, Cedar Cove, Phase III, as recorded in Map Book 10 Page 34 in the Probate Office of Shelby County, Alabama.

Subject to:

1. taxes for the year 1987
2. restrictions, covenants and conditions as recorded in Real 91, Page 76 in the Probate Office.
3. any public utility easements and setback lines as shown on recorded plat
4. any utility right-of-ways

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Franklin Dean Smith who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of January 19 87

ATTEST:

Deed TAX 1.00  
Rec 2.50  
Jud 1.00  
4.50

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

By Franklin Dean Smith  
Franklin Dean Smith, President

STATE OF ALABAMA  
COUNTY OF SHELBY

1987 FEB -9 AM 9:45

I, Thomas A. Swanson, Jr. a Notary Public in and for said County in said State, hereby certify that Franklin Dean Smith whose name as President of Franklin Properties, 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 29th day of January

Form ALA-33

Commission Expires 9/23/90

