



american title insurance company

2118 - 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 264-8080

RETURN TAX NOTICE TO:
LINDA H. SMITH
2840 COUNTY ROAD 55
WILSONVILLE, ALABAMA 35186

This instrument was prepared by

(Name) ANTHONY D. SNABLE, ATTORNEY

(Address) 2700 HIGHWAY 280 SOUTH, SUITE 101, BIRMINGHAM, ALABAMA 35223

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FORTY EIGHT THOUSAND SEVEN HUNDRED DOLLARS AND NO/100 DOLLARS

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

JOHN D. BELCHER D/B/A BELCHER BUILDING CO., A MARRIED MAN

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

LINDA H. SMITH AND ELTON B. 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO AD VALOREM TAXES FOR THE CURRENT TAX YEAR.
SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

\$ 105,000.00 OF THE PURCHASE PRICE RECITED ABOVE WAS PAID BY A MORTGAGE LOAN
CLOSED SIMULTANEOUSLY HERewith.

THIS IS NOT THE HOMESTEAD OF THE ABOVE NAMED GRANTOR, JOHN D. BELCHER.

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 15th day of December, 1988.

WITNESS:

(Seal)

(Seal)

(Seal)

JOHN D. BELCHER

JOHN D. BELCHER D/B/A
BELCHER BUILDING CO.

BY:

ITS:

(OWNER)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN D. BELCHER, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of December, A. D., 1988.

Notary Public.

Return to:
Anthony D. Snable, Attorney
2700 Highway 280 South, Suite 101

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STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN D. BELCHER, whose name as OWNER of JOHN D. BELCHER D/B/A BELCHER BUILDING CO., 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 owner and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this 15th day of December, 1988.

My Commission Expires: 10/21/91

Notary Public

(SEAL)

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BOOK 220 PAGE 562 - A

EXHIBIT "A"

A parcel of land situated in the SW 1/4 of the NW 1/4 of Section 9, Township 20 South, Range 1 East, Shelby County, Alabama; Commence at the NW corner of Section 9, Township 20 South, Range 1 East; thence run South along the West line of said Section 1312.11 feet to an iron pin; thence 90 degrees 05 minutes 08 seconds left run 198.06 feet; thence 82 degrees 28 minutes 18 seconds right run 565.90 feet; thence 4 degrees 05 minutes 11 seconds right run 65.94 feet to the beginning of a curve to the right having a radius of 2923.18 feet, said point being on the Easterly right-of-way of Shelby County Highway 55 and also the point of beginning; thence run Southerly along said curve and easterly right-of-way for 701.95 feet to the South line of the SW 1/4 of the NW 1/4 of said Section; thence 92 degrees 56 minutes 22 seconds left from chord of said curve run Easterly along the South line of said 1/4-1/4 for 584.70 feet; thence 95 degrees 18 minutes left run 493.05 feet; thence 62 degrees 12 minutes 10 seconds left run 544.70 feet to the point of beginning; being situated in Shelby County, Alabama.

ALSO, an easement for ingress and egress over and across a strip of land of a uniform width of 60-feet extending from Shelby County Highway No. 55 and in a Southeasterly direction on and along the North line of the above described parcel for a distance of 545.0 feet, said easement to serve the above described parcel and to run with the land.

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STATE OF ALA. SHERIFF
I CERTIFY THIS
INSTRUMENT WAS FILED

89 JAN -3 PM 5:29

Thomas C. Thompson, Jr.
JUDGE OF PROBATE

P.D.B.

1. Deed Tax	\$ <u>44.00</u>
2. Mtg. Tax	
3. Recording Fee	<u>7.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>52.50</u>