

This instrument was prepared by:
Daniel M. Spittler
108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:
David L. Deavours
108 Big Oak Circle
Alabaster, Alabama 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
 KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY)

That in consideration of Twenty-Two Thousand and 00/100'S *** Dollars \$22,000.00 to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, James A. Smith, husband, and Juanita F. Smith, his wife (hereinafter referred to as Grantor), do grant, bargain, sell and convey unto David L. Deavours, husband, and Vicki Deavours, his wife (hereinafter referred to as Grantee), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate, situated in SHELBY County, Alabama, to-wit:

A parcel of land situated in the North 1/2 of the SW 1/4 of Section 15, Township 21 South, Range 3 West, described as follows: Commence at the Northwest corner of the NW 1/4 of the SW 1/4 of Section 15 and go North 89 deg. 43 min. 56 sec. East along the North boundary of said 1/4 1/4 Section for 1240.04 feet to the point of beginning; thence continue along previous course for 210.02 feet; thence South 15 deg. 54 min. 48 sec. West for 657.88 feet to the North boundary of Red Oak Drive; thence South 89 deg. 45 min. 15 sec. West along said North boundary for 212.00 feet; thence North 16 deg. 04 min. 50 sec. East for 658.35 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to all easements and restrictions of record.

Mineral and mining rights excepted if not owned by Grantor.

\$20,000 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEE, 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 for each survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 2nd day of March, 1990.

James A. Smith (Seal)
James A. Smith
Juanita F. Smith (Seal)
Juanita F. Smith

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

90 MAR -6 AM 11:15

JUDGE OF PROBATE

STATE OF ALABAMA)
 General Acknowledgement
SHELBY COUNTY)

1. Deed Tax	\$2.00
2. Mtg. Tax	\$3.30
3. Recording Fee	\$2.30
4. Indexing Fee	\$2.20
5. No Tax Fee	\$1.00
6. Certified Fee	\$1.00
Total	\$12.80

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James A. Smith, husband, and Juanita F. Smith, his wife, whose names are signed to the foregoing conveyance, and who are known to me, acknowledge before me on this day that, being informed of the conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 2nd day of March, 1990.

[Signature]
NOTARY PUBLIC: