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This instrument was prepared by:
(Name) Courtney H. Mason, Jr.
(Address) 100 Concourse Parkway, Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:
(Name) Mr. Arthur T. Smith
(Address) 3909 Cannock Drive
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY

_____ COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of TWO HUNDRED SEVENTY FIVE THOUSAND AND NO/100ths (\$275,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Charlie Chancellor d/b/a C & W Construction (herein referred to as grantors) do grant, bargain, sell and convey unto

Arthur T. Smith and wife, Lynda 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, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 172, according to the Survey of Brook Highland - An Eddleman Community, 6th Sector, 1st Phase, as recorded in Map Book 14, page 83 in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

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

\$190,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

BOOK 330 PAGE 739

1. Deed Tax	65.00
2. Mortgage Tax	0.00
3. Recording Fee	7.50
4. Indexing Fee	3.00
5. Notary Fee	1.00
6. Other Fees	0.00
Total	97.50

THIS PROPERTY IF NOT HOMESTEAD PROPERTY OF THE ABOVE NAMED GRANTOR AS DEFINED BY THE CODE OF ALABAMA.

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 for such survivor forever.

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

IN WITNESS WHEREOF, I Charlie Chancellor have hereunto set my hand(s) and seal(s), this 21st day of February, 19 91

WITNESS

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

91 FEB 25 AM 11:08 (Seal)

Richard D. Mink (Seal)
JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY

_____ COUNTY } **General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlie Chancellor d/b/a C & W Construction 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 21st day of February A.D., 19 91

10-23-93

Richard D. Mink
Notary Public