

This instrument was prepared by

1541

(Name) Clayton T. Sweeney
2100 SouthBridge Parkway, Suite 650
(Address) Birmingham, AL 35209

SEND TAX NOTICE TO:

William C. Smith
Joan C. Smith
2532 Magnolia Place
Birmingham, AL 35242

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Ninety Thousand and no/100 Dollars

to the undersigned grantor, William J. Acton Construction, 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

William C. Smith and Joan C. 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

Lot 40, according to the Survey of The Magnolia's at Brook Highland, as
recorded in Map Book 13, Page 102 A & B, in the Probate Office of Shelby
County, Alabama.

Subject to:

Advalorem taxes for the year 1991 which are a lien but are not due and payable
until October 1, 1991.

Existing easements, restrictions, set-back lines, limitations, of record.

\$90,000.00 of the consideration was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

BOOK 339 PAGE 192

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

91 APR 22 AM 9:43

JUDGE OF PROBATE

1. Deed Tax	\$ 100.00
2. Ad Val. Tax	\$ 2.50
3. Recording Fee	\$ 3.00
4. Indemnity Fee	\$ 1.00
5. Notary Fee	\$ 1.00
6. Correlative Fee	\$ 1.00
Total	\$ 106.50

100.00
2.50
4.00
106.50

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, William J. Acton
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 22nd day of March 19 91

ATTEST:

William J. Acton Construction, Inc.

By William J. Acton
William J. Acton President

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned

a Notary Public in and for said County in said

State, hereby certify that William J. Acton
whose name as President of William J. Acton Construction, 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 22nd day of March

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Chapman
Notary Public