

This instrument was prepared by:
(Name) Courtney Mason & Associates, PC
(Address) 100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:
(Name) William J. Smith
(Address) 4188 Highway 18
Montevallo, Alabama 35115

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

STATE OF ALABAMA

Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS, \$83,400.00**

That in consideration of EIGHTY THREE THOUSAND FOUR HUNDRED AND NO/100TH DOLLARS

to the undersigned grantor, J. Elliott Corporation 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
William J. Smith and wife, Tina G. 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.

Begin at the Southeast corner of the North Half of Fractional "B" of Section 12, Township 24 North, Range 12 East, Shelby County, Alabama, and run North 0 degrees 24 minutes 44 seconds East along the East line of said Fractional Section for a distance of 431.68 feet; thence North 79 degrees 53 minutes East for a distance of 494.35 feet to a point of intersection with the center of a public road; thence South 1 degree 42 minutes East and along said center line for a distance of 362.3 feet; thence South 71 degrees 42 minutes East for a distance of 498.0 feet to point of beginning. Situated in Shelby County, Alabama.

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

\$60,400.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

04/14/1992 4354
08:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 WCD 29.50

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 it President, James W. Elliott
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of April 1992

ATTEST:

J. Elliott Corporation

Secretary

By

James W. Elliott
President

James W. Elliott

STATE OF ALABAMA

COUNTY OF Shelby }

I, the undersigned a Notary Public is and for said County in said State, hereby certify that James W. Elliott whose name as is President of J. Elliott Corporation 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 is 1st day of April

1992

RICHARD D. MINK
MY COMMISSION EXPIRES
10/23/93

Richard D. Mink
Notary Public