

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
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 THIRTY ONE THOUSAND FOUR HUNDRED SEVEN & 24/100---- (\$31,407.24) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Maude Donaldson, a single individual (herein referred to as grantors), do grant, bargain, sell and convey unto Tex Smith and wife, Joan F. 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:

The NW 1/4 of the SE 1/4 of Section 5, Township 22 South, Range 1 West, described as follows: Beginning at the Northeast corner of the NW 1/4 of the SE 1/4 of Section 5, go North 88 deg. 26 min. 57 sec. West along the North boundary of said 1/4 1/4 Section for 1301.49 feet to the Northwest corner of said 1/4 1/4 Section; thence South 01 deg. 36 min. 18 sec. West along the West boundary of said 1/4 1/4 Section for 1311.45 feet to the SW corner of said 1/4 1/4 Section; thence South 87 deg. 59 min. 20 sec. East along the South boundary of said 1/4 1/4 Section for 1301.94 feet to the Southeast corner of said 1/4 1/4 Section; thence North 01 deg. 35 min. 14 sec. East along the East boundary of said 1/4 1/4 Section for 1321.91 feet to the point of beginning; being situated in Shelby County, Alabama.

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

Maude Donaldson is the surviving grantee of that certain deed as recorded in Deed Book 275, Page 496, in the Probate Office of Shelby County, Alabama, the other grantee, W. W. Donaldson, having died on or about the 11th day of MARCH, 1987.

GRANTEES' ADDRESS: 420 Donaldson, Columbiana, AL 35051.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 12th day of April, 1994.

Maude Donaldson (SEAL)
Maude Donaldson

Inst # 1994-12296

04/14/1994-12296
11:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 42.50

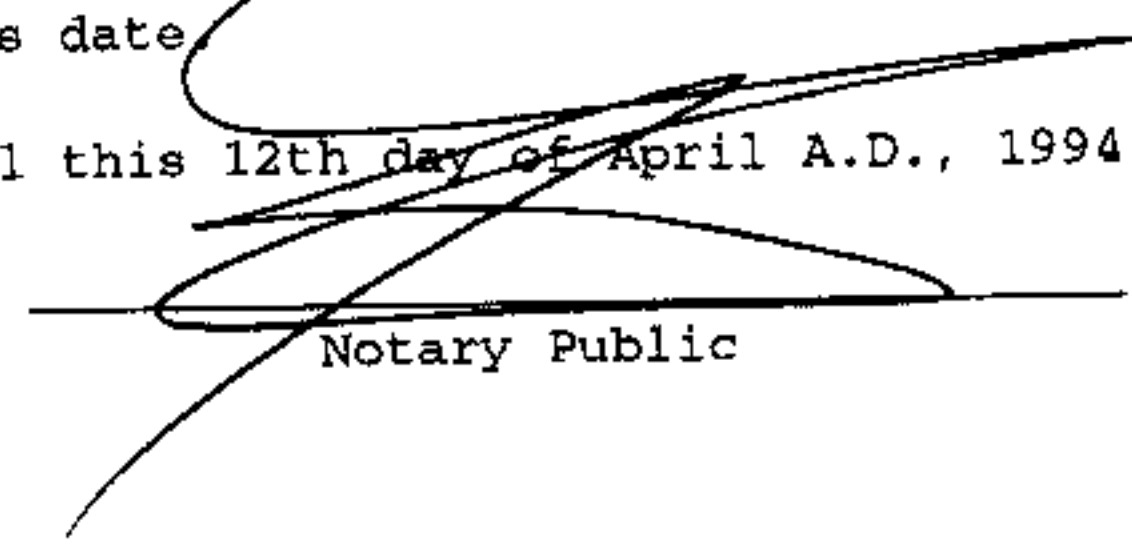
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STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that Maude Donaldson, a single individual 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of April A.D., 1994


Notary Public

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

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