

This instrument was prepared by

(Name).....W. L. Smith.....

(Address).....56 Valleydale Court, Birmingham, Alabama 35244.....

Form 1-15 Rev. 1-68

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of love and affection and other valuable considerations \$500.00 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

William L. Smith and wife, Evelyn B. Smith
(herein referred to as grantors) do grant, bargain, sell and convey unto

Stephen L. Smith and wife, Karen L. 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:

Commencing at the Southwest Corner of the Northwest Quarter of the Northwest quarter of Section 18 Township 20 South Range 3 West: thence North 89 degrees 59 minutes 00 seconds East, a distance of 10.28 feet to the POINT OF BEGINNING: thence South 89 degrees 59 minutes 00 seconds East, a distance of 63.99 feet: thence North 10 degrees 52 minutes 19 seconds West, a distance of 17.17 feet: thence North 85 degrees 46 minutes 23 seconds East, a distance of 68.87 feet: thence South 87 degrees 28 minutes 13 seconds East, a distance of 73.02 feet: thence South 64 degrees 31 minutes 26 seconds East, a distance of 43.64 feet: thence South 89 degrees 59 minutes 00 seconds East, a distance of 475.79 feet: thence South 53 degrees 57 minutes 17 seconds East, a distance of 510.06' feet: thence South 89 degrees 59 minutes 00 seconds East, a distance of 819.26 feet: thence North 00 degrees 01 minutes 10 seconds East, a distance of 300.00 feet: thence North 89 degrees 59 minutes West for 937.0 feet thence North 0 degrees 00 minutes 00 seconds West, a distance of 142.31 feet: thence North 89 degrees 59 minutes 00 seconds West, a distance of 824.79 feet: thence South 52 degrees 52 minutes 39 seconds West, a distance of 235.22 feet to the POINT OF BEGINNING: said described tract containing 10.0 acres, more or less.

Easements for utilities and use of existing road to have access to egress and ingress to adjoining property up to within 300 feet of above residence are hereby allowed.

Inst # 1994-17047

05/26/1994-17047
01:41 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 26th day of May, 1994

WITNESS:

Stephen J. Ataway (Seal)
(Seal)
(Seal)

William L. Smith (Seal)
Evelyn B. Smith (Seal)
(Seal)

STATE OF ALABAMA }
STATE AT LARGE COUNTY }

General Acknowledgment

I, STEPHEN J. ATAWAY, a Notary Public in and for said County, in said State, hereby certify that WILLIAM L. SMITH AND EVELYN B. SMITH 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of MAY, A. D., 1994

Stephen J. Ataway
Notary Public.
My Commission Expires 7-16-97

56 VALLEYDALE CT.
BIRMINGHAM, AL 35244