

\$ 500.00

This instrument was prepared by
(Name) Melford O. Cleveland, Attorney
(Address) Wilton, Alabama



This Form furnished by:
Cahaba Title, Inc.
Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars, and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, J. O. Page, and wife, Lydell Page

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Rodney L. Smith, and wife, Tracy R. Smith, 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

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:
Lots 5, 8, and 9, according to the map of Wilmont Gardens Subdivision as recorded in the Office of Probate, Shelby County, Alabama, subject to the following covenants which run with the land to all lots are for residential purposes only and dwellings are restricted to a minimum cost of \$5,500 containing at least 700 square feet in the body of the house.
All lots have a 30 foot building line from the street and a 7 foot sideline clearance. An easement of 3 feet on each side of all lot lines shall be reserved for public utility lines and no buildings, structures, garages or other outbuildings shall be used as a residence, either temporary or permanent.

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.

~~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 grantee, his, her or 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this third day of June, 1994

Inst # 1994-18673

J.O. Page
Lydell Page

(SEAL) (SEAL)
06/10/1994-18673
10:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 9.00
(SEAL) (SEAL)

ALABAMA
STATE OF SHELBY COUNTY }

General Acknowledgment

I, THE UNDERSIGNED a Notary Public in and for said County,
in said State, hereby certify that J.O. Page, and wife, Lydell Page

whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of June, A.D. 1994

Form Ala. 30
Rodney L. Smith
P.O. Box 301
Wilton, Al. 35187

Melford O. Cleveland
Notary Public