

500.00

This instrument was prepared by  
Melford O. Cleveland  
(Name) 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:

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

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 6, and 7, Block 8, 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:  
All lots are for residential purposes only, and dwellings are restricted to  
a minimum cost of \$5,500.00 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. No basements shall be reserved on each side of all lot  
lines for public utilities. No buildings, structures, 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.

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 en-  
cumbrances, 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, 19 94

Inst # 1994-18674  
(SEAL)

06/10/1994-18674  
10:00 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 SNA 9.00  
(SEAL)

STATE OF ALABAMA  
SHELBY

COUNTY

General Acknowledgment

I, THE UNDERSIGNED,  
in said State, hereby certify that J.O. Page, and wife, Lydell Page

a Notary Public in and for said County,

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. 19 94

Melford O. Cleveland  
Notary Public