

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

143 Main, P.O. Box 91

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to: Paul B. Smith, III and Patricia L. Smith
(Name)(Address) 4265 Hwy. 18
Montevallo 118, AL 35115**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR****STATE OF ALABAMA****SHELBY****COUNTY****KNOW ALL MEN BY THESE PRESENTS,**That in consideration of Three Thousand, Six Hundred and 00/100, (\$3,600.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,Paul Bradford Smith, Jr. and wife, Louise W. Smith

(herein referred to as grantors) do grant, bargain, sell and convey unto

Paul B. Smith, III and wife, Patricia 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, the following described real estate situated in SHELBY County, Alabama to-wit:

A tract of land situated in Fraction Section 12, Township 24 North, Range 12 East, Shelby County, Alabama more particularly described as follows:

Parcel One:

Commence at the accepted Southeast corner of North 1/2 Fractional "B" Section 12 Township 24 North, Range 12 East, Shelby County, Alabama and run North 71 deg. 42' West for 498.00 feet to a point of intersection with the center line of Shelby County Highway No. 18, thence North 01 deg. 30' 04" West for 422.30 feet; thence North 01 deg. 54' 37" East for 512.65 feet to a point on the Westerly right of way line of Shelby County Highway No. 18 and point of beginning; thence North 82 deg. 28' 04" West for 194.44 feet; thence North 07 deg. 31' 56" for 210.00 feet; thence North 83 deg. 24' 03" West for 800.77 feet; thence South 01 deg. 59' 07" West for 247.12 feet; thence South 63 deg. 14' 47" East for 918.84 feet; thence South 78 deg. 30' 14" East for 101.00 feet to the Westerly right of way line of Shelby County Highway No. 18; thence North 61 deg. 41' 37" West for 204.92 feet; thence North 07 deg. 31' 56" East for 255.8 feet; thence South 82 deg. 28' 04" East for 192.30 feet to the Westerly right of way line of said Highway; thence North along said right of way line of 30.00 feet to point of beginning.

SUBJECT TO:

Property taxes for 1994 and subsequent years.
Mineral and mining rights are not insured.08/18/1994-25679
09:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 12.50

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 for such survivor forever.

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 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 12th day of August, 19 94.

WITNESS

(Seal)

(Seal)

(Seal)

Paul Bradford Smith, Jr.Louise W. SmithLouise W. Smith

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA**SHELBY****COUNTY****General Acknowledgment**I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Paul Bradford Smith, Jr. and wife, Louise W. Smith 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 12th day of August, A.D., 19 94

My Commission Expires:

Notary Public

Inst # 1994-25679