

This instrument was prepared by

Send Tax Notice To: Thomas W. Smelas

(Name) Lamar Ham

name

124 Meadow View Circle

address

(Address) 3512 Old Montgomery Highway, Birmingham, AL 35209 Pelham, AL 35124

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SIXTEEN THOUSAND SEVEN HUNDRED SIXTY FIVE AND NO/100-  
-----DOLLARS (\$116,765.00)

to the undersigned grantor, Regency Development, Inc.

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Thomas W. Smelas and wife, Gale L. Smelas

(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, Al to-wit:

Lot 13, according to the Survey of Ivy Brook Phase One, as recorded in Map Book 18, Page 21, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, covenants, restrictions and rights of way of record, mineral and mining rights.

\$ 93,400.00 of the purchase price was provided by a mortgage loan closed simultaneously herewith.

Inst # 1995-05551

03/03/1995-05551  
11:51 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCB 32.00

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice-President, Charles G. Arcara who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of February 19 95  
Regency Development, Inc.

ATTEST:

By Charles G. Arcara  
Charles G. Arcara, Vice-President

STATE OF Alabama  
COUNTY OF Jefferson

I, Lamar Ham a Notary Public in and for said County in said State, hereby certify that Charles G. Arcara whose name as Vice-President of Regency Development, Inc. a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 28th day of February 1995

Lamar Ham

Notary Public

MY COMMISSION EXPIRES NOVEMBER 9, 1997