

SEND TAX NOTICE TO:
MARSHALL E. SMITH, III and
JANICE B. SMITH

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law
728 Shades Creek Parkway, Suite 120
(Address) Birmingham, Alabama 35209

4401 Gay Avenue
Fairfield AL 35064

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-Seven Thousand Two Hundred Fifty and No/100 (\$37,250.00) Dollars

to the undersigned grantor, SAVANNAH DEVELOPMENT, INC. a corporation
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

MARSHALL E. SMITH, III and JANICE B. SMITH

(herein referred to as GRANTEEES) 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:

Lot 3, according to the Survey of High Hampton, Sector 1, as recorded in Map Book 19, page 89, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1996, which are a lien, but not yet due and payable until October 1, 1996.
2. Building setback line of 50 feet reserved from High Hampton Drive as shown by plat.
3. Agreement and grant of easement as set out as Instrument No. 1994-6147 with easement designation as Instrument No. 1994-13983 with rights of others to use thereof.
4. Restrictions, limitations and conditions as set out on Map Book 19, page 89.

1996-00838

01/10/1996-00838
09:57 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
DO NOTED 46.00

TO HAVE AND TO HOLD, To the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Susan G. Tucker who is authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of January 1996

ATTEST:

SAVANNAH DEVELOPMENT, INC.

By Susan G. Tucker
President

Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, David F. Ovson a Notary Public in and for said County in said State, hereby certify that Susan G. Tucker whose name as President of SAVANNAH 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 5th day of January 1996

David F. Ovson
Notary Public