

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to: **Ruth G. Hendrix**

(Name)

(Address) **P. O. Box 632**

Calera, AL 35040

MINIMUM VALUE: \$1,000.00

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar, (\$1.00) 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,

Ruth G. Hendrix, an unmarried woman and Rufus R. Smith, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Rufus R. Smith

(herein referred to as grantee, whether one or more), the following described real estate, situated in

SHELBY

County, Alabama, to-wit:

Lot 6, in Block 1, Storrs and Fletchers Addition to the Town of Calera, as shown by map in Map Book 3, Page 42, in the Office of the Judge of Probate of Shelby County, Alabama. Being a part of the East half of the NW 1/4 of NW 1/4 of Section 2, Township 24, Range 13 East. Situated in Shelby County, Alabama.

SUBJECT TO:

Property taxes for 1996 and subsequent years.

Mineral and mining rights are not insured.

RUTH G. HENDRIX, A GRANTOR HEREIN, DOES HEREBY SPECIFICALLY RESERVE A LIFE ESTATE IN AND TO THE ABOVE DESCRIBED REAL ESTATE, FOR AND DURING THE TERM OF HER OWN LIFE.

Inst # 1996-20155

06/21/1996-20155
11:03 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MC 9.50

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

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 17th day of June, 19 96

(Seal)

Ruth G. Hendrix (Seal)
Ruth G. Hendrix

(Seal)

Rufus R. Smith (Seal)
Rufus R. Smith

(Seal)

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

the undersigned authority

a Notary Public in and for said County.

I, **Ruth G. Hendrix, an unmarried woman and Rufus R. Smith, a married man**

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 17th day of June, 19 96

My Commission Expires: 9/97

Notary Public

9/97

Inst # 1996-20155