

This instrument was prepared by

(Name) GENE W. GRAY, JR.

(Address) 2100 SOUTHBIDGE PARKWAY, #638, BIRMINGHAM, ALABAMA BIRMINGHAM, ALABAMA
CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

Send Tax Notice To: MARTY S. SMITH

name

EAGLE POINT: LOT 1006

address

STATE OF ALABAMA
COUNTY OF Jefferson

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY FIVE THOUSAND AND NO/100

DOLLARS (\$45,000.00)

to the undersigned grantor, HANDLEY ENTERPRISES, INC. D/B/A, HANDLEY CONSTRUCTION COMPANY

(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 MARTY S. SMITH AND WIFE, CLAUDIA 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 1006, ACCORDING TO THE SURVEY OF EAGLE POINT, 10TH SECTOR, AS RECORDED IN MAP BOOK 24 PAGE 40 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 1998 WHICH ARE A LIEN, BUT NOT DUE AND PAYABLE UNTIL OCTOBER 01, 1998.

BUILDING SETBACK LINE AND EASEMENTS AS SHOWN BY RECORDED PLAT.

RESTRICTIONS AND COVENANTS AS SET OUT IN DEED BOOK 206, PAGE 448.

RIGHT OF WAY GRANTED TO SOUTH CENTRAL BELL BY INSTRUMENT RECORDED IN DEED BOOK 336, PAGE 224; DEED BOOK 337, PAGE 245 AND REAL 149, PAGE 206.

LESS AND EXCEPT ANY PORTION LYING WITHIN LAKE.

ALL OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

08/04/1998-29575
08:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
CO: CRH B.50

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, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of July 1998

ATTEST:

HANDLEY ENTERPRISES, INC. D/B/A
HANDLEY CONSTRUCTION COMPANY

By James D. Handley
JAMES D. HANDLEY, PRESIDENT

STATE OF ALABAMA
COUNTY OF Jefferson

I, GENE W. GRAY, JR.

State, hereby certify that JAMES D. HANDLEY, HANDLEY ENTERPRISES, INC. D/B/A whose name as PRESIDENT of HANDLEY CONSTRUCTION COMPANY 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 29th day of July 1998

GENE W. GRAY, JR.

Notary Public