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:	Edward Earl Smith and
(Name)	Meredith Cobb Smith
(Address)	807 Highway 10 Montevallo AL 35115
	Montevallo 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 SIXTY THOUSAND DOLLARS AND 00/100 (\$60,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

SUZANNE KEENUM AS TRUSTEE OF THE SUZANNE KEENUM REVOCABLE TRUST DATED FEBRUARY 29, 1996

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

20050318000122270 1/2 \$15.00 Shelby Cnty Judge of Probate, AL 03/18/2005 08:27:44AM FILED/CERT

#### EDWARD EARL SMITH and MEREDITH COBB 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:

Lots 5 and 7 according to Thomas Addition to Aldrich, as recorded in Map Book 3, Page 52, in the Office of the Judge of Probate, Shelby County, Alabama. ALSO, all that part of Lot No. 3 of Thomas Addition to Aldrich as recorded in Map Book 3, Page 52, in the Office of the Judge of Probate, Shelby County, Alabama and being more particularly described as follows: Begin at a 1.5" iron pipe locally accepted as the Northwest corner of Lot No. 5, Thomas Addition to Aldrich as recorded in Map Book 3, Page 52, in the Office of the Judge of Probate, Shelby County, Alabama; thence along the locally accepted West line of said Lot No. 3, North 04 degrees 50 minutes 13 seconds West and run 69.93 feet to a 1.5" iron pipe; thence North 88 degrees 10 minutes 14 seconds East and run 267.87 feet to a 1" crimp pipe on the West right of way line of Eastern Avenue; thence along the locally accepted West line of Eastern Avenue, South 04 degrees 12 minutes 41 seconds East and run 68.63 feet to a 1.5" iron pipe on or along the South line of Lot No. 3; thence along last described line South 87 degrees 53 minutes 54 seconds West and run 267.06 feet back to the point of beginning.

## **ALSO:**

Commence at a railroad spike, locally accepted as the Southeast corner of Section 19, Township 22 South, Range 3 West; thence North 57 degrees 43 minutes 20 seconds West, a distance of 522.05 feet to a 1.5" iron pipe and also the Point of Beginning; thence North 06 degrees 31 minutes 15 seconds East and run 107.33 feet to a 1.5" pipe; thence North 05 degrees 05 minutes 59 seconds East and run 384.66 feet to a 1.5" iron pipe; thence North 05 degrees 28 minutes 00 seconds East and run 605.48 feet to a 1.5" iron pipe; thence North 88 degrees 51 minutes 00 seconds West and run 605.54 feet to a 1.5" iron pipe; thence North 04 degrees 21 minutes 41 seconds West and run 798.81 feet to a 5/8" rebar; thence South 88 degrees 22 minutes 35 seconds West and run 345.48 feet to a 5/8" rebar; thence North 18 degrees 15 minutes 09 seconds West and run 161.64 feet to a 1" crimp pipe; thence North 03 degrees 25 minutes 54 seconds West and run 279.86 feet to a 5/8" rebar on the South right of way line of County Highway No. 10; thence along said right of way line South 88 degrees 32 minutes 52 seconds West and run 13.83 feet to a ½" rebar along the East right of way line of Eastern Avenue as recorded in Map Book 3, Page 52; in the Office of the Judge of Probate, Shelby County, Alabama; thence along the East right of way line of said Eastern Avenue South 03 degrees 32 minutes 32 seconds East and run 1375.51 feet to a ½" pipe; thence South 75 degrees 25 minutes 26 seconds East and run 362.34 feet to a 1" crimp pipe; thence South 89 degrees 03 minutes 47 seconds East and run 169.69 feet to a 1.5" iron pipe; thence South 26 degrees 39 minutes 22 seconds West and run 90.95 feet to a 1.5" iron pipe; thence South 14 degrees 38 minutes 42 seconds East and run 146.42 feet to a 1.5" iron pipe; thence South 25 degrees 54 minutes 27 seconds East and run 157.86 feet to a 1.5" iron pipe thence South 30 degrees 06 minutes 33 seconds East and run 98.00 feet to a 1.5" iron pipe; thence South 37 degrees 20 minutes 48 seconds East and run 120.67 feet to a 1.5" iron pipe; thence South 31 degrees 51 minutes 07 seconds East and run 208.23 feet to a 1.5" iron pipe; thence South 28 degrees 37 minutes 02 seconds East and run 157.62 feet to a 1.5" iron pipe; thence North 69 degrees 38 minutes 17 seconds East and run 11.07 feet back to the point of beginning.

According to the survey of Brad Lucas.

# SUBJECT TO PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEES HEREIN ON EVEN DATE HEREWITH, IN FAVOR OF CENTRAL STATE BANK, IN THE SUM OF \$59,000.00.

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 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.

Shelby County, AL 03/18/2005 State of Alabama

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IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this May of March, 2005.

Suzanne Keenum as Trustee of the Suzanne Keerum Revocable Trust Dated February 29, 1996

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that Suzanne Keenum whose name as Trustee of the Suzanne Keenum Revocable Trust dated February 29, 1996, 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, she, as such Trustee and with full authority, executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal, this the \_\_\_\_\_\_ day of March, 2005.

Notary Public
My Commission Expires:

20050318000122270 2/2 \$15.00 Probate Al Shelby Cnty Judge of Probate, AL 03/18/2005 08:27:44AM FILED/CERT