

This instrument was prepared by

See Mtg 320-868

(Name) Albert C. Hultquist, Attorney

511 So. 20th St.

(Address) Birmingham, Alabama

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

5500.00 + 72
2 - 72

That in consideration of Thirty one thousand five hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Carlos H. Johnson and wife, Frances Elaine Johnson

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

Michael A. Bennington and wife, Penelope Bennington

(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, Alabama to-wit:

Lot 13 Block 2 according to Indian Valley, First Sector as recorded in Map Book 5, page 43, in the Probate Office of Shelby County, Alabama.

\$26,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

UCC FILING
RECEIVED
SHELBY COUNTY
JAN 31 1972
10:00 AM
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Shelby Cnty Judge of Probate, AL
02/03/1972 12:00:00 AM FILED/CERT

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 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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 31st day of January, 1972.

WITNESS:

(Seal)

(Seal)

(Seal)

Carlos H. Johnson (Seal)

Frances Elaine Johnson (Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carlos H. Johnson and wife, Frances Elaine Johnson 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 31st day of January, A. D., 1972.

Notary Public.