

2828

This instrument was prepared by Frances Majerik
(Name) United Companies Mortgage & Investment of B'ham, Inc.
(Address) 1216 South 20th Street Birmingham, Alabama 35205

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

STATE OF ALABAMA }
COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five thousand dollars and no/100's *****DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Roy L. Grantham and wife, Evelyn T. Grantham
(herein referred to as grantors) do grant, bargain, sell and convey unto
Ronald R. Benton and wife, Sherrill Benton
(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 County, Alabama to-wit:

Lot 42 according to the survey of property line Map of Siluria Mills;
prepared by Joseph A. Miller, registered engineer, on Oct. 5, 1965
and being more particularly described as follows: Begin at the
intersection of the Northerly right of way line of 3rd Avenue West
and to the Westerly right of way line of Mill Street said right of
way line as shown on the map of dedication of streets and easements
in the town of Siluria, Alabama. Thence run Northerly along said
right of way line of 3rd Avenue West for 136.94 feet; thence 91°
50 minutes, 4 seconds left and run Northwesterly for 147.06 feet,
thence 85°37 minutes and 31 seconds left and run Southwesterly
136.26 feet, thence 93° 50 minutes 25 seconds left and run
Southwesterly for 153.08 feet to point of beginning. Shelby County.

19730426000022520 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/26/1973 12:00:00 AM FILED/CERT

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON
April 26 1972 9:30 AM
RECORDED & \$ MTG. TAX
\$³⁰⁰ DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE

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, I have hereunto set our hand(s) and seal(s), this 13th
day of April, 1972

WITNESS:
Dee S. Pattenon (Seal)

(Seal)

(Seal)
Roy L. Grantham (Seal)
Evelyn T. Grantham (Seal)

(Seal)

STATE OF ALABAMA }
Shelby COUNTY }
General Acknowledgment
I, Larry W. Ganner, a Notary Public in and for said County, in said State,
hereby certify that Roy L. Grantham & wife Evelyn T. Grantham
whose name 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 has executed the same voluntarily
on the day the same bears date.
Given under my hand and official seal this 13 day of April, A.D. 1972
Larry W. Ganner
Notary Public
My Commission Expires October 24, 1976