

This instrument was prepared by

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(Address) 2824 Linden Avenue, Homewood, Alabama 35209

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

mtg 335-186

That in consideration of Sixty Nine Thousand and No/100 (\$69,000.00) Dollars

to the undersigned grantor, SAM BENNETT REALTY & DEVELOPMENT COMPANY, INC., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

ROBY L. BEDFORD and wife, JANE D. BEDFORD

(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.

Begin at the Southeast corner of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 21, Township 19 South, Range 2 West, in Shelby County, Alabama, run northerly along East line thereof for 817.87 feet to a point on a southeasterly right of way line of Indian Crest Drive, said right of way line being a curve having a radius of 1843.80 feet, thence turn left with an interior angle of 50°55'18" to tangent and run Southwesterly along arc of said curve as it curves to the right and along said right of way line for 69.56 feet to point of tangent of said curve, then continue southwesterly along said right of way line tangent to last said curve 223.36 feet to a point; thence turn left 73°05'38" and run Southeasterly 682.06 feet to point of beginning.

This conveyance is subject to the following:

1. Taxes for the year 1974.
2. Right of Way to Alabama Power Company as shown by instrument recorded in Volume 217, Page 877, in the Probate Office of Shelby County, Alabama.
3. Mineral and mining rights and rights incident thereto as recorded in Volume 232, Page 451, in said Probate Office.

\$30,000.00 of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.



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Shelby Cnty Judge of Probate, AL
10/30/1973 01:00:00 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Samuel W. Bennett who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of October 19 73.

SAM BENNETT REALTY & DEVELOPMENT COMPANY, INC.

By SAMUEL W. BENNETT, Its President

Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Samuel W. Bennett, a Notary Public in and for said County in said State, hereby certify that Samuel W. Bennett, whose name as President of Sam Bennett Realty & Development Company, Inc., 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 26th day of October 19 73.

Murray Coleman
Notary Public

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