

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
09/03/1980 00:00:00 FILED/CERTIFIED

(Name) John F. De Buys, Jr.

(Address) 2154 Highland Avenue, Birmingham, Alabama 35205

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 SHELBY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of \$1.00 and to clear title.

to the undersigned grantor, J. Bennett Construction 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
G. E. Landmon and wife, Marie B. Landmon

(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

Commence at the Southwest corner of Section 28, Township 20 South, Range 4
West, Shelby County, Alabama; thence Northerly along the West line of said
Section 28, 382.94 feet to a point; thence 58 deg. 52' right 519.29 feet to
a point; thence 90 deg. 01' right 650.0 feet to a point; thence 86 deg.
25'38" left 180.30 feet to the point of beginning of the property being
described; thence 13 deg. 37' 38" right, 150.0 feet to a point; thence
73 deg. 10' right, 150.40 feet to a point on the North right of way line of
Shades Crest Road; thence 111 deg. 27' right 33.55 feet to the point of
curvature of a curve to the left having a central angle of 11 deg. 29' 55"
and a radius of 580.26 feet, an arc distance of 116.45 feet to a point;
thence 79 deg. 52'55" right to tangent 150.0 feet to the point of beginning
Situating in Shelby County, Alabama. According to survey of Joseph E. Conn,
Jr., Ala. Reg. No. 9049, dated May 26, 1978.

SUBJECT TO: (1) Current taxes (2) Easements, restrictions and rights of way
of record

This deed is given to clear title, since the deed recorded in Deed Book 323
Page 903, in the Probate Office of Shelby County, Alabama, was executed
through error.

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 con-
tingent 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 encum-
brances, 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,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 3rd day of September 1980
J. Bennett Construction Company, Inc.

ATTEST:

STATE OF ALABAMA
COUNTY OF JEFFERSON

150 SEP -3 PM 2:25

Secretary

By Judy D. Bennett President

I, the undersigned
State, hereby certify that Judy D. Bennett a Notary Public in and for said County in said
whose name as President of J. Bennett 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 3rd day of September

583
1980

BOOK 328 PAGE 275