

This instrument prepared by

(Name) Norman L. Collum

(Address) 3324 Independence Drive, Birmingham, Alabama, 35209



19810415000041250 Pg 1/5 .00  
Shelby Cnty Judge of Probate, AL  
04/15/1981 00:00:00 FILED/CERTIFIED

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

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Nine thousand and no/100 Dollars (\$9,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Tommie J. Barnes and wife, Sharon Barnes; Harold H. Benson, Jr. an unmarried man; and Linda Benson, an unmarried woman (herein referred to as grantors) do grant, bargain, sell and convey unto

Robert Steading and wife, Eleanor Steading

(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:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

This conveyance is subject to easements and restrictions of record.

The purchase price recited above was paid from a Mortgage loan simultaneously herewith.

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 7<sup>th</sup> day of April, 19 81.

WITNESS:

Linda Benson

(Seal)

(Seal)

(Seal)

Tommie J. Barnes

(Seal)

Sharon Barnes

(Seal)

Harold H. Benson, Jr.

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Tommie J. Barnes and wife, Sharon Barnes whose name is 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 day of April, A. D., 19 81.

Notary Public.

GENERAL ACKNOWLEDGMENT

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, A Notary Public in and for said County, in said State, hereby certify that Harold H. Benson, Jr., an unmarried man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7<sup>th</sup> day of April, 1981

*French E. L. Lunsford*  
NOTARY PUBLIC

GENERAL ACKNOWLEDGMENT

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Linda Benson, an unmarried woman 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7<sup>th</sup> day of April, 1981

*French E. L. Lunsford*  
NOTARY PUBLIC

TURN TO  
Central Title Bank  
P. O. Box 180  
Columbiana, AL 36040

Tommie J. Barnes and wife, Sharon Barnes  
Harold H. Benson, Jr., an unmarried man;  
Linda Benson, an unmarried woman

TO

Robert Steading and wife, Eleanor  
Steading

WARRANTY DEED  
ENTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR

THIS FORM FROM  
LAND TITLE COMPANY OF ALABAMA  
317 NORTH 20th STREET  
BIRMINGHAM, ALABAMA 35203

BOOK 332 PAGE 276

# Exhibit 'A'

Parcel No. 3 - Commence at the Northwest corner of Sec. 32, T-21-S, R-1-W, thence run East along the North line of said Sec. 32 a distance of 189.78 feet; thence turn an angle of 90 deg. to the right and run a distance of 305.70 feet; thence turn an angle of 32 deg. 02 min. to the left and run a distance of 400.62 feet; thence turn an angle of 19 deg. 07 min. 07 sec. to the right and run a distance of 123.04 feet; thence turn an angle of 40 deg. 35 min. 02 sec. to the left and run a distance of 290.00 feet to a point on the Northwest right-of-way line of the Southern Railroad; thence turn an angle of 92 deg. 35 min. to the right and run along said Railroad R/W a distance of 169.34 feet; thence turn an angle of 00 deg. 35 min. to the left and continue along the R/W a distance of 60.06 feet; thence turn an angle of 02 deg. 07 min. 58 sec. to the left and continue along said R/W a distance of 226.82 feet to the point of beginning; thence turn an angle of 02 deg. 17 min. 51 sec. to the left and run along said R/W a distance of 66.79 feet; thence turn an angle of 05 deg. 24 min. 40 sec. to the right and run along the North margin of a gravel road a distance of 132.13 feet; thence turn an angle of 83 deg. 35 min. 07 sec. to the right and run a distance of 222.77 feet; thence turn an angle of 86 deg. 19 min. 52 sec. to the right and run a distance of 230.00 feet; thence turn an angle of 100 deg. 44 min. 51 sec. to the right and run a distance of 255.38 feet to the point of beginning. Situated in the NW<sup>1</sup>/<sub>4</sub> of the NW<sup>1</sup>/<sub>4</sub>, Sec. 32, T-21-S, R-1-W and containing 1.18 acres.



Parcel No. 4 - Commence at the Northwest corner of Sec. 32, T-21-S, R-1-W, thence run East along the North line of said Sec. 32 a distance of 189.78 feet; thence turn an angle of 90 deg. to the right and run a distance of 305.70 feet; thence turn an angle of 32 deg. 02 min. to the left and run a distance of 400.62 feet; thence turn an angle of 19 deg. 07 min. 07 sec. to the right and run a distance of 123.04 feet; thence turn an angle of 40 deg. 35 min. 02 sec. to the left and run a distance of 280. feet to a point on the northwest right-of-way line of the Southern Railroad; thence turn an angle of 92 deg. 35 min. to the right and run along said railroad R/W a distance of 169.54 feet; thence turn an angle of 00 deg. 35 min. to the left and continue along the R/W a distance of 60.06 feet to the point of beginning; thence turn an angle of 02 deg. 07 min. 58 sec. to the left and continue along said R/W a distance of 226.82 feet; thence turn an angle of 93 deg. 46 min. 16 sec. to the right and run a distance of 255.38 feet; thence turn an angle of 79 deg. 15 min. 09 sec. to the right and run a distance of 212.27 feet; thence turn an angle of 97 deg. 06 min. 33 sec. to the right and run a distance of 230.61 feet to the point of beginning. Situated in the  $\frac{W}{2}$  of the  $\frac{W}{4}$ , Sec. 32, T-21-S, R-1-W, and containing 1.34 acres.

BOOK 332 PAGE 279

Parcel No. 6 -- Commence at the Northwest corner of Sec. 32, T-21-S, R-1-W, .  
thence run East along the North line of said Sec. 32 a distance of 189.78 feet;  
thence turn an angle of 90 deg. to the right and run a distance of 305.70 feet; thence  
turn an angle of 32 deg. 02 min. to the left and run 100.62 feet; thence turn  
an angle of 19 deg. 07 min. 07 sec. to the right and run a distance of 123.04  
feet; thence turn an angle of 51 deg. 50 min. 58 sec. to the right and run a  
distance of 229.60 feet to the point of beginning; thence turn an angle of 9  
deg. 41 min. 23 sec. to the left and run a distance of 112.27 feet; thence  
turn an angle of 56 deg. 42 min. 33 sec. to the right and run a distance of  
123.55 feet; thence turn an angle of 96 deg. 15 min. 10 sec. to the right and  
run a distance of 110.00 feet; thence turn an angle of 90 deg. 29 min. 08 sec.  
to the right and run a distance of 323.72 feet to the point of beginning.  
Situated in  $W\frac{1}{2}$  of the  $NE\frac{1}{4}$ , Sec. 32, T-21-S, R-1-W, Shelby County.

1981 APR 15 AM 9:46

*Shelby County Judge of Probate*  
*See mtg. 411-477*

Rec. 8.50  
Ind. 1.00  

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9.50