

**Cahaba Title, Inc.**

Highway 31 South at Valleydale Rd., P.O. Box 689  
Pelham, Alabama 35124  
Phone (205) 988-5600  
Policy Issuing Agent for  
SAFECO Title Insurance Company



This instrument was prepared by

(Name) DANIEL M. SPITLER  
Attorney at Law  
(Address) 108 Chandalar Drive  
Pelham, Alabama 35124

1069

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of -----ELEVEN THOUSAND AND NO/100 (\$11,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
BYROM WAYNE BENEFIELD and SANDRA S. BENEFIELD,

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

GARY SPRADLIN and wife, REBEKAH W. SPRADLIN,

(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 14, according to the survey of Park Forest Subdivision, First Sector, as recorded in Map Book 7, page  
155 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County,  
Alabama.

Mineral and mining rights excepted.

And as further consideration the Grantee herein expressly assumes and promises to pay that certain  
mortgage to Engel Mortgage Company, Inc., dated August 8, 1980, and recorded in Mortgage Book 404,  
page 712, in the Office of the Judge of Probate of Shelby County, Alabama, which said mortgage was  
assigned to Federal National Mortgage Corporation in Misc. Book 38, page 657, in said Probate Office,  
according to the terms and conditions of said mortgage and the indebtedness thereby secured.

SUBJECT TO:

Building setback line of 40 feet reserved from Forest Parkway as shown by plat.  
Public utility easements as shown by recorded plat, including a 10 foot easement on the South and East  
sides.

Restrictions, covenants and conditions as shown by Misc. Book 31, page 788 and amended in Misc. Book 33,  
page 16 in Probate Office.

Title to all minerals within and underlying the premises, together with all mining rights, privileges and  
immunities relating thereto, including rights conveyed in Deed Book 319, page 449 in Probate Office.

Encroachment of driveway into easement as shown on survey of Thomas L. Douglas dated July 17, 1980.

Transmission Line Permit to Alabama Power Company as recorded in Deed Book 154, page 423 and Deed  
Book 323, page 336 in Probate Office.

Agreement with Alabama Power Company as to underground cables as recorded in Misc. Book 32, page 420 and  
covenants pertaining thereto, as recorded in Misc. Book 32, page 421 in Probate Office.

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 20th  
day of August, 1984

WITNESS:

Deed TAX 11.00  
Rec 2.50  
Ins 1.00  
TH. 50  
1984 AUG 20 PM 1:30  
STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
(Seal)

Byrom Wayne Benefield (Seal)  
Sandra S. Benefield (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 Byrom Wayne Benefield and Sandra S. Benefield  
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 20th day of August

(Signature of Notary Public)  
Notary Public