

State of Alabama

SHELBY

County

BOOK 180 PAGE 73

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One and no/100 (\$1.00) and other valuable considerations to the undersigned grantor, Mountain View Lake Corporation a corporation, in hand paid by Morris C. Benners the receipt whereof is acknowledged, the said Mountain View Lake Corporation does by these presents, grant, bargain, sell, and convey unto the said Morris C. Benners the following described real estate, situated in Shelby County, Alabama, to-wit:



Lots 26 and 27, according to the Map and Survey of Mountain View Lake Company, Second Sector, as made by J. M. Keel, surveyor, dated January 1, 1956.

All minerals and mining rights, including oil and gas are excepted, provided however that the owner of said minerals and mining rights, including oils and gas, shall not have the right to disturb the surface or so conduct any mining or extraction of oil and gas so as to deplete or polute the water in any well, the Grantee herein may dig.

This conveyance is made subject to certain restrictions on said property more fully set out in that certain instrument recorded in the Probate Office of Shelby County, Alabama, in Vol. 172, Page 236.

TO HAVE AND TO HOLD Unto the said Morris C. Benners, his

heirs and assigns, forever.

And said Mountain View Lake Corporation does for itself, its successors and assigns, covenant with said Morris C. Benners, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except taxes for the now current tax year and as above stated; 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 Morris C. Benners, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said MOUNTAIN VIEW LAKE CORPORATION

has hereunto set its

signature by S. W. Smyer, Jr. its President, who is duly authorized, and has caused the same to be attested by its Secretary, on this 14th day of May, 1956.

ATTEST:

Robert B. Crawford
Secretary

MOUNTAIN VIEW LAKE CORPORATION

By *[Signature]* President.

State of Alabama

JEFFERSON

County

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that S. W. Smyer, Jr., whose name as President of the MOUNTAIN VIEW LAKE CORPORATION 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 14th day of May, 1956.

Nora O. Bayette
Notary Public

Notary Public, Jefferson County, Alabama
My Commission Expires December 5, 1956

STATE OF ALABAMA, SHELBY COUNTY
I, L. C. Walker, Judge of Probate, hereby certify that the within was filed for record the 15 day of May 1956 at 8 o'clock P.M. and recorded in Book 180 Page 73 and the Mortgage Tax of Deed Tax of 50 has been paid.

Judge of Probate

