

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Ten and no/100 (\$10.00)

to the undersigned grantor, Mountain View Lake Company
a corporation, in hand paid by Thomas H. Benners, Jr.,
the receipt whereof is acknowledged, the said Mountain View Lake Company, a corporation
does by these presents, grant, bargain, sell, and convey unto the said Thomas H. Benners, Jr.,
the following described real estate, situated in Shelby
County, Alabama, to-wit:

Lot 30, according to Map and Survey of Mountain View
Lake Company, ~~First~~^{Second} Sector, as made by Charles H. Peay,
Jr., C. E., dated March 26th, 1955.

All Minerals and mining rights, including oil and gas
are excepted, provided however that the owner of said
minerals and mining rights including oil and gas, shall
not have the right to disturb the surface, or so construct
any mining or extraction of oil and gas so as to deplete
or pollute 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 Volume 172, Page 236.

TO HAVE AND TO HOLD Unto the said Thomas H. Benners, Jr., his
heirs and assigns, forever.

And said Mountain View Lake Company does for itself, its successors
and assigns, covenant with said Thomas H. Benners, Jr., his
heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, except as abbve stated, and taxes for the now current tax year;
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 Thomas H. Benners, Jr., his
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said MOUNTAIN VIEW LAKE COMPANY

has hereunto set its

signature by S. W. SMYER VR its President,
who is duly authorized, and has caused the same to be attested by its Secre-
tary, on this 23 day of May, 1957.

ATTEST:

MOUNTAIN VIEW LAKE COMPANY,

R. B. Crawford
Secretary

By [Signature] Vice-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 VR,
whose name as President of the Mountain View Lake 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 23 day of May, 1957.

Nora O. Boyette
Notary Public, Jefferson County, Alabama
My Commission Expires December 22, 1960

STATE OF ALABAMA, SHELBY COUNTY

I, L. C. Walker, Judge of Probate, hereby certify that the within
was filed for record the 23 day of May 1957, at 8 o'clock
and recorded in Deed Book 188 Page 183, and the Mortgage Tax of
Deed Tax of 50 has been paid.