

WARRANTY DEED—TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALABAMA

State of Alabama

SHELBY

County

3749
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 (\$10.00)----- DOLLARS

to the undersigned grantor Thomas H. Benners, Jr., and wife Margaret B. Benners
in hand paid by D.H. Marbury, Jr.the receipt whereof is acknowledged the said Thomas H. Benners, Jr., and wife
Margaret B. Benners

do grant, bargain, sell and convey unto the said D.H. Marbury, 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, Second Sector, as made by Charles H. Peay, Jr.,
C. E., dated March 26, 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, To the said D. H. Marbury, Jr., his

heirs and assigns forever.

And WE do, for OURSELVES and for OUR heirs, executors and administrators, covenant
with the said D. H. Marbury, Jr., hisheirs and assigns, that WE lawfully seized in fee simple of said premises; that they are free from all
encumbrances; except as above stated, and taxes for the now current tax year.that we have a good right to sell and convey the same as aforesaid; that we will, and OUR heirs,
executors and administrators shall warrant and defend the same to the said D. H. Marbury, Jr.,his
heirs, and assigns forever against the lawful claims of all persons.In Witness Whereof, we have hereunto set our hand and seal,
this 12th day of May, 1959.

WITNESSES:

Nora O. Boyett

Nora O. Boyett

Thomas H. Benners, Jr. (Seal.)

Margaret B. Benners (Seal.)

(Seal.)

(Seal.)

309 365
309 365

TO

Wm. H. Fowler
Shelby County
2114 1st Ave. N.E.
Atlanta 3

WARRANTY DEED

STATE OF ALABAMA,

Shelby County.

Office of the Judge of Probate

I hereby certify that the within deed was
filed in this office for record on the 16
day of June 1960
at 2 o'clock P.M. and was duly re-
corded in Volume 365 of Deeds
at page 365, and examined.

Wm. H. Fowler
Judge of Probate.

THIS FORM FROM

1.91 TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of ALABAMA

JEFFERSON COUNTY

I, *THE UNDERSIGNED*, a Notary Public in and for said County, in said State,
hereby certify that Thomas H. Benners, Jr., and wife Margaret B. Benners
whose names 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 12 day of May, 1959.

Nora O. Boyette

Notary Public

Notary Public, Jefferson County, Alabama

My Commission Expires December 28, 1960

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within Deed
was filed for record the 16 day of June 1960 at 2 o'clock P.M. and
recorded in Deed Record 365 at page 365, and the Mortgage Tax
and Deed Tax 52 has been paid.

Conrad M. Fowler
Judge of Probate

OF ALABAMA
Y COUNTY
I hereby certify that
Mortgage Tax
and Deed Tax
are required