

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ----- ONE AND NO/100----- DOLLARS
and other good and valuable considerations

to the undersigned grantor SADIE BENSON, a widow

in hand paid by WILSON A. CALDWELL and wife RUTH CALDWELL

the receipt whereof is acknowledged I the said SADIE BENSON, a widow

do grant, bargain, sell and convey unto the said WILSON A. CALDWELL and wife RUTH CALDWELL

as joint tenants, with right of survivorship, the following described real estate, situated in

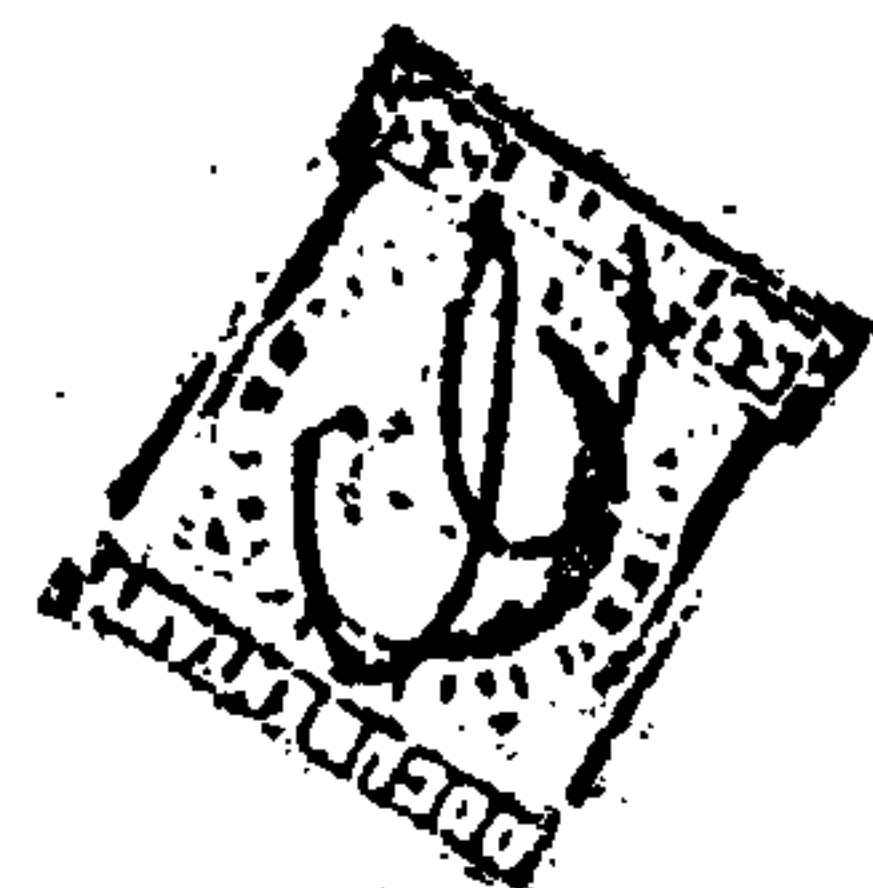
Shelby

County, Alabama, to-wit:

Lot No. 20, as per Map of Benson's Camp on Waxahatchee Creek, which is recorded
in Map Book 4 at page 28, in the Office of Judge of Probate, Shelby County,
Alabama.

Grantor further conveys to grantees the right of ingress and egress over
and across the strip of land reserved by grantor situated between the South
line of lots described in said Map and the North side of Waxahatchee Creek.

All lots are for residential purposes only and dwellings are restricted
to a minimum cost of \$1500.00. No structure of a temporary nature, such as
trailers, tents, shacks or boat houses shall be used as a residence, either
temporarily or permanently.



TO HAVE AND TO HOLD Unto the said WILSON A. CALDWELL and wife RUTH CALDWELL

as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the
parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the
joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in
fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and
assigns of the grantees herein shall take as tenants in common.

And I do, for myself and for my heirs, executors and administrators, covenant
with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises;
that they are free from all encumbrances, except ad valorem taxes for the year 1962;

that I have a good right to sell and convey the same as aforesaid; that I will, and my
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, I have hereunto set my hands and seal,
this 20th day of June, 1962.

WITNESSES:

Sadie Benson (Seal.)
Sadie Benson

..... (Seal.)

..... (Seal.)

..... (Seal.)

RETURN TO:

TO

Alison Caldwell

113 Box 244

Sumner, Tenn. Ala

WARRANTY DEED

JOINT WITH RIGHT OF SURVIVORSHIP

1.45-

50

2.50 pd

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of ALABAMA

SHELBY

COUNTY

I, W. W. Rabren,

a Notary Public in and for said County, in said State,

hereby certify that SADIE BENSON, a widow

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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th

day of June, 1962.

W. W. Rabren

W. W. Rabren,

Notary Public.

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT

WAS FILED ON

8/25/62 19

RECORDED & MTG. TAX

& \$ *5.00* TAX HAS BEEN

PD. ON THIS INSTRUMENT.

Conrad H. Fowler

JUDGE OF PROBATE

BOOK 222 PAGE 24