

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Thousand, Five Hundred DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

O. B. Benson and wife, Jean H. Benson

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

Lewey Joe Harkins andwife, Barbara J. Harkins

(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:

From the SW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 22, Township 20 South, Range 3 West, run Northerly along the West boundary line of the said SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec. 22, Township 20 S, Range 3 West for 586.15 feet; thence turn an angle of 89 deg. 51 min. 40 sec. to the right, and run Easterly 295.01 feet to point of beginning of the land herein described; thence continue Easterly along the same course for 405.21 feet to a point on the West side of a road; thence turn an angle of 88 deg. 00 min. 40 sec. to the left and run Northerly along the West side of said road for 101.30 feet; thence turn an angle of 92 deg. 10 min. to the left and run Westerly for 408.77 feet; thence turn an angle of 89 deg. 54 min. to the left and run Southerly for 100.06 feet, more or less, to the point of beginning.

This land being a part of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 22, Township 20 South, Range 3 West, and being 0.941 acres, more or less. According to survey by Alton Young, L.S. 1666, Jan. 1962.

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 25th day of September, 19 65

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 9/25/65
RECD. 9/25/65
& \$ 50
PD. 9/25/65

O. B. Benson (Seal)
(O. B. Benson)

Jean H. Benson (Seal)
(Jean H. Benson)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

NOTARY PUBLIC

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that O. B. Benson and Jean H. Benson 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 25th day of September, A. D., 19 65.

Lance Brasser
Notary Public.

BOOK 238 PAGE 30