

7-27-66

200-5295 P 265

## 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 GRANTEEES 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 and wife, Barbara J. Harkins

(herein referred to as GRANTEEES) 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 GRANTEEES 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 GRANTEEES,  
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 GRANTEEES, 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, 1965.

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 8/25/65  
9/25/65 TAX  
RECD  
8 S. 50  
PD. 6  
LAW

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

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

(Seal)

STATE OF ALABAMA  
SHELBY COUNTY }

General Acknowledgment

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BOOK

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., 1965.

Lancee Braeden  
Notary Public.