This instrument was prepared by
(Name)
(Addrews)
Form 1-1-5 Rev. 1-66 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 One Dollar and other Valuable Considerations DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, D. F. Benson (Freeman Benson)
(herein referred to as grantors) do grant, bargain, sell and convey unto
Ervin Eugene and Willie Mae Benson
(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 inCounty, Alabama to-wit:
Commence at the southwest corner of the Northeast quarter of Northwest quarter, Section 16, Township 24 North, Range 15 East and run North 4°26' East a distance of 2127.05 feet to the point of beginning on the East 40 foot right of way of Shelby County Highway Project CP1-58; thence turn an angle of 6°54' to the left and run North 2°28' West along the said East 40 foot right of way line a distance of 235.70 feet to a point; thence turn an angle of 90 to the right and run North 87°32' East a distance of 200 feet to a point; thence turn an angle of 90° to the right and run S 2° 28' East a distance of 235.70 feet to a point; thence turn an angle of 90° to the right and run S 87°32' West a distance of 200 feet to the point of beginning.
Said parcel of land is lying in the Southeast quarter of Southwest quarter of Section 9, Township 24 North, Range 15 East and contains 1.08 acres, more or less.
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, I have hereunto set my hand(s) and seal(s), this 31
day of March 19 67
MITNESS: 99 Dully (Seal) Frum Benson (Seal)
Billy E. Farmon (Seal)
STATE OF ALABAMA Sholby COUNTY General Acknowledgment Sholby COUNTY
Adell I. Edmondson hereby certify that Freeman Benson whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me
hereby certify that
on this day, that, being informed of the contents of the conveyance
~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~
Given under my hand and official seal this day of March CLCU J Ekunndstrum Notary Public.