

3852

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of One Thousand and No/100 - - - - - DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is

acknowledged we, J. E. ROLAND and wife, ALICE ROLAND

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

O. B. BENSON and wife, JEAN H. 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 in Shelby County, Alabama to-wit:

Part of Northeast $\frac{1}{4}$ of Northeast $\frac{1}{4}$ of Section 28, Township 20 South, Range 3 West of Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows: Begin at the Northwest corner of Northeast $\frac{1}{4}$ of Northeast $\frac{1}{4}$ of said Section 28, thence in an Easterly direction along North boundary of said quarter-quarter section 201.00 feet to the center line of an old county road; thence turning an angle of 94° 05' to the right in a Southerly direction along the center line of said old county road 324.25 feet to the point of beginning of a tract of land herein described; thence continuing in Southerly direction along a straight line of last mentioned course which is the center line of said old county road 104.61 feet; thence turning an angle of 94° 04' to the left in easterly direction 417.38 feet; thence turning an angle of 85° 56' to the left in Northerly direction 104.61 feet; thence turning an angle of 94° 04' to the left in Westerly direction 417.38 feet to the point of beginning. Containing 1.00 acres, more or less.

This Instrument Was Prepared By,
A. VINCENT BROWN
1823 - 3rd Avenue, North
BESSEMER, ALABAMA

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:

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 and seals, this 4th

day of May, 19 67 .

WITNESS:

J. E. Roland
J. E. Roland
Alice Roland
Alice Roland

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RETURN TO

J. E. ROLAND and wife,

ALICE ROLAND

TO

O. B. BENSON and wife,

JEAN H. BENSON

WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

LOUISVILLE TITLE INSURANCE CO.

COMPANY

P.O. BOX 1865 LOUISVILLE, KENTUCKY 40201

State of ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. E. Roland and wife Alice Roland 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 4th day of May

[Signature]

Notary Public

State of

COUNTY

General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that whose name 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

day of

A. D., 19

RECORDED & INDEXED
\$ 1.00
PD. ON THIS INSTRUMENT

Notary Public

State of

COUNTY

Corporation Acknowledgment

I, a Notary Public in and for said County in said State, hereby certify that whose name as of a Corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand, this the day of

19

Notary Public