

This instrument was prepared by

(Name)

(Address)

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and the assumption of the unpaid balance due on mortgages to M. E. Smith, Allied Builders and Domestic Loan Company

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Gerald Bennett

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Jeannie Bennett

all of my undivided interest in and to

(herein referred to as grantee, whether one or more) the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the northeast corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East, thence run south 65 deg. 30 min. west a distance of 138.40 feet to a concrete post on the east right of way line of a paved county road and the west line of the River Road for the point of beginning of the tract herein described; thence runsouth 22 deg. 32 min. west along the east right of way line of said county road a distance of 247.48 feet; thence turn an angle to the left of 90.00 deg. and run for a distance of 187.50 feet to the west right of way line of said River Road; thence turn an angle to the left of 132 deg. 25 min. and run north 47 deg. 03 min. west along the westerly right of way line of said River Road a distance of 193.0 feet to a point; thence run north 32 deg. 54 min. west along said westerly right of way line of said River Road a distance of 119.20 feet to the point of beginning; said property being, lying and situated in the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East.

Also all household and kitchen furniture located in the dwelling situated on above lot.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
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U.C.C. FILE NUMBER OR
JUDGE OF NO DATE

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 30th day of January, 1968.

(Seal)

Gerald Bennett

(Seal)

(Seal)

General Acknowledgment

STATE OF ALABAMA
Shelby COUNTY

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Gerald Bennett

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 he executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 30th day of January, A. D., 1968.

Martha B. Joiner
Notary Public.