

This instrument was prepared by

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Form 1-15 Rev. 1-56

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 Two Thousand and 00/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Oscar Byran Benson and wife, Jean H. Benson (herein referred to as grantors) do grant, bargain, sell and convey unto

Emery R. Van Voorhis and wife, Hazel B. Van Voorhis (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 the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ 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 NW corner of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 28; thence in an easterly direction along the north boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section 201.00 feet to the center line of an old County road; thence turning an angle of 94 deg. 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 the 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 deg. 04' to the left in easterly direction 417.38 feet; thence turning an angle of 85 deg. 56' to the left in a northerly direction 104.61 feet; thence turning an angle of 94 deg. 04' to the left in westerly direction 417.38 feet to the point of beginning, containing 1.00 acres, more or less, except road right of way.

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 day of January, 1969.

WITNESS:

(Seal) (Seal) (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Oscar Bryan Benson and wife, Jean H. Benson whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on the 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 17th day of January, A. D., 1969.

Notary Public, Alabama State at Large
My commission expires Aug. 6, 1970
Bonded by Home Indemnity Co. of N. Y.