

3367

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 Hundred Fifty And No/100 (450.00) DOLLARS

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

U. B. Benson and wife, Jean H. Benson

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

J. B. Parker and wife, Christine S. Parker

(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:

From the northeast corner of Section 28, Township 20 South, Range 3 West run southerly along the east boundary line of said section 28, Twp. 20S., R. 3W. for 443.5 feet; Thence turn an angle of 90 degrees, 54 minutes to the right and run westerly 612.88 feet to the point of beginning of the land herein described; Thence continue westerly along the last said course for 125.0 feet; Thence turn an angle of 94 degrees, 04 minutes to the right and run northeasterly 111.61 feet; Thence turn an angle of 85 degrees, 56 minutes to the right and run easterly 125.0 feet; Thence turn an angle of 94 degrees, 04 minutes to the right and run southwesterly for 111.61 feet to the point of beginning.

This land being a part of the NE 1/4 of the NE 1/4 of Section 28, Township 20 South, Range 3 West and being 0.32 acres, more or less.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1969 JUL 17 PM 1:31
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Corral H. Hester
JUDGE OF PROBATE

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 1st day of July, 1969.

WITNESS:

O. B. Benson (Seal)
Jean H. Benson (Seal)

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, Carolyn Morris, a Notary Public in and for said County, in said State, hereby certify that U. B. and Jean H. Benson whose name was 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of July, A. D., 1969.

Carolyn Morris
Notary Public.

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