

This instrument was prepared by

(Name).....

(Address).....

Form 1-1-6 Rev. 1-64

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 and no/100 ----- DOLLARS

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

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

O. S. Benton and wife, Maxie Benton

(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:

Begin at a point where the South line of the Southeast quarter of Northwest quarter of Section 34, Township 19, Range 2 East intersects with the Westerly line of the right of way of the Florida Short Route, sometimes known as U. S. Highway #91, and run Northwesterly along said highway line 1848 feet to the beginning point, which point is the East most corner of a lot heretofore owned by O. S. and Maxie Benton and which extends 88 ft. along the Southwesterly line of Florida Short Route; thence continue along said highway line in a Northwesterly direction 50 feet; thence run in a Southwesterly direction and perpendicular to said highway line 150 feet; thence run in a Southeasterly and parallel with said highway line 50 feet; thence run in a Northeasterly direction and perpendicular to said highway line and along the Northwesterly line of said 38 ft. lot a distance of 150 feet to the point of beginning; all being in the West half of the Northwest quarter of Section 34, Township 19, Range 2 East.

THIS DEED IS EXECUTED FOR THE PURPOSE OF CORRECTING A DEFECTIVE DESCRIPTION IN THAT CERTAIN DEED FROM Emma Phillips TO O. S. BENTON AND MAXIE BENTON DATED NOVEMBER 12, 1964, AND RECORDED IN DEED BOOK 233, PAGE 148, IN THE PROBATE OFFICE OF SHELBY COUNTY, 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 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 1st day of October, 1969.

WITNESS:

.....(Seal)

.....(Seal)

.....(Seal)

Emma Phillips

Emma Phillips

General Acknowledgment

STATE OF ALABAMA

Shelby

COUNTY

whereby certify that Emma Phillips, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of October, 1969.

Notary Public.

STATE OF ALABAMA
I CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK OF THE PROBATE COURT, SHELBY COUNTY, ALABAMA, ON NOVEMBER 12, 1969, AT 1:15 PM.
REC. BK. & PAGE
U.C.C. FILE NO. 1-1-6
CONFIRMED

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BOOK