

This instrument was prepared by

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Form 1-15 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

BIBB

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Love and affection and Ten (\$10.00) ----- DOLLARS

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

M. D. Benton and Mamie Benton, husband and wife

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

Phillip M. Benton and William D. 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 ~~XXXXXX~~ Shelby County, Alabama to-wit:

A portion of Lot 4 in Block "Q" in Lyman's Addition to the Town of Montevallo, according to the map of said Lyman's Addition recorded in the Probate Office of Shelby County, Alabama, particularly described by metes and bounds as follows: Beginning at a point in the North-western line of Oak Street, 50 feet Northeastward of the point of intersection of said line with the Northeastern line of Moody Street; thence Northwestward parallel with the Northeastern line of Moody Street, 38.05 feet; thence Southwestward parallel with Oak Street, 7 feet; thence Northwestward parallel with Moody Street 27 feet; thence Northeastward parallel with Oak Street 8.75 feet; thence Northwestward parallel with Moody Street 87 feet to the Northwestern line of said Lot 4; thence Northeastward along said line 48.25 feet to the most Northern corner of said lot; thence Southeastward along the Northeastern line of said Lot 4, 152.05 feet to the Northwestern line of Oak Street; thence Southwestward along the line of said street 50 feet to point of beginning; together with an easement over a strip of land 10 feet in width extending from the property above described to the Northeastern line of Moody Street to be used as a joint driveway for the use and benefit of the owners and occupants of the property hereby conveyed and of the remaining portion of said Lot 4, and the exact location of which easement is to be fixed along a route most convenient to the Grantors and Grantees herein by agreement of the parties hereto.

Grantor reserves unto Themselves an estate for and during their natural lives in and to said lands.

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 , 1970.

WITNESS:

(Seal)

(Seal)

(Seal)

M. D. Benton

(Seal)

Mrs. M. D. Benton

(Seal)

Mamie Benton

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Dean C. Burt, a Notary Public in and for said County, in said State, hereby certify that M. D. Benton and Mamie Benton, husband and wife whose name sare 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 24th day of September, A. D., 1970.

Dean C. Burt

Notary Public.

My Commission Expires Sept. 24, 1973