

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
02/12/1973 12:00:00 AM FILED/CERT

(Name) Robert O. Driggers, Attorney

(Address) 2824 Linden Avenue, Homewood, Alabama 35209

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Three Thousand Five Hundred (\$43,500.00)---Dollars

See mtg 328-680

to the undersigned grantor, SAM BENNETT REALTY & DEVELOPMENT COMPANY, INC., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

CHARLES H. PARROTT and wife, IDA MAE PARROTT

(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:

Lot 2, Block 2, according to Wooddale, First Sector as recorded in Map Book 5, page 91, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1973.
2. Easement and building line as shown by recorded map.
3. Easement to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Volume 273, page 63, in the Probate Office of Shelby County, Alabama.
4. Oil, gas, petroleum and sulphur rights and rights incident thereto as recorded in Volume 127, page 140, in said Probate Office.
5. Right of way to Alabama Power Company recorded in Volume 101, page 500 and Volume 101, page 569 in said Probate Office.

\$23,500.00 of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Rec'd Tax 20.00
1973 FEB 12 AM 9:
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN
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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Samuel W. Bennett, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 8th day of February 1973.

ATTEST:

SAM BENNETT REALTY & DEVELOPMENT COMPANY, INC.

By SAMUEL W. BENNETT, Its President

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Samuel W. Bennett, whose name as President of Sam Bennett Realty & Development Company, Inc. a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 8th day of February 1973.

Notary Public

Deed Book 278 page 617