

This instrument was prepared by

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(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,

See Mtg 332-670

That in consideration of Thirty Five Thousand One Hundred Ten and No/100 Dollars (\$35,110.00)

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

KENNETH W. SAWYER and wife, ELIZABETH P. SAWYER

(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.

Lot 1, according to the survey of Navajo Hills, Third Sector, as recorded in Map Book 5, Page 56, 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. Restrictions contained in Volume 263, Page 231 and amended by Volume 268, Page 561, in the Probate Office of Shelby County, Alabama.
4. Easement to Alabama Power Company and Southern Bell Telephone and Telegraph Company as shown by instrument recorded in Volume 264, Page 435, in the said Probate Office.

\$25,000.00 of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

197307240000041930 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/24/1973 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1973 JUL 24 AM 9:24
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
JUDGE OF PROBATE
Conceded by Notary

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 19th day of July 1973. SAM BENNETT REALTY & DEVELOPMENT CO., INC.

ATTEST:

By Samuel W. Bennett, President
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 19th day of July

1973.

Murray Coleman
Notary Public