

This instrument was prepared by

(Name) Robert O. Driggers, Attorney

(Address) 2824 Linden Avenue, Homewood, Alabama

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 334-250*

That in consideration of Forty Six Thousand Nine Hundred and No/100-----Dollars (\$46,900.00)

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

WILLIAM C. BYRD and wife, BEVERLY S. BYRD

(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 27-B, according to a resurvey of Lots 5, 15, 16, 17, 27, 2, 31 and 32 of Indian Hills, First Sector, as recorded in Map Book 5, Page 104, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1973.
2. 50 foot building line, 7.5 foot easement on east and south for public utilities as shown by recorded map.
3. Restrictions contained in Volume 234, Page 304, in the Probate Office of Shelby County, Alabama.
4. Easement to Alabama Power Company and Southern Bell Telephone & Telegraph Company as shown by instrument recorded in Volume 228, Page 165, in said Probate Office.
5. Oil, gas, petroleum and sulphur recorded in Volume 127, Page 140, in said Probate Office.
6. Water rights recorded in Volume 229, Page 109, in said Probate Office.

\$42,200.00 of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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Shelby Cnty Judge of Probate, AL
09/25/1973 12:00:00 AM FILED/CERT

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.

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 21st day of September 19 73. SAM BENNETT REALTY & DEVELOPMENT CO. INC.

By SAMUEL W. BENNETT, Its President

Secretary

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 21st day of September 1973.

Robert O. Driggers
Notary Public

My Commission Expires May 8, 1974