

This instrument was prepared by

(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 Ten and No/100 (\$10.00)-----Dollars

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

ROBY L. BEDFORD And wife, JANE D. BEDFORD

(herein referred to as GRANTEEES) 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.

Commence at the SE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21, Township 19 South, Range 2 West in Shelby County, Alabama, and run Northerly along the East line thereof for 817.87 feet to a point on the Southeasterly right-of-way line of Indian Crest Drive, said right-of-way line being a curve having a radius of 1843.80 feet; thence turn left, with an interior angle of 50°55'18" to tangent, and run Southwesterly along the arc of said curve, as it curves to the right, and along said right-of-way line for 69.56 feet to the P.T. (point of tangent) of said curve; thence continue Southwesterly along said right-of-way line, tangent to last said curve, 223.36 feet to the Point of Beginning; from said point continue Southwesterly along the last stated course for 8.0 feet to the P.C. (point of curve) of a curve to the left having a radius of 1146.24 feet; thence continue Southwesterly along said right-of-way line and along the arc of last stated curve for 188.05 feet to the P.T. of last stated curve; thence continue Southwesterly and tangent to last stated curve for 105.15 feet to a point; thence turn left 89°49' and run Southeasterly for 628.13 feet to a point; thence turn left 153°52'38" and run Northwesterly for 682.06 feet to the Point of Beginning.

This conveyance is subject to easements, rights-of-way and restrictions of record, if any, as recorded in the Probate Office of Shelby County, Alabama.



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Shelby Cnty Judge of Probate, AL
11/09/1973 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD, To the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 26th day of October 1973. 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 26th day of October 1973.

Robert O. Driggers
Notary Public