

This instrument was prepared by

(Name) Wallace Ellis & Fowler, Attorneys

(Address) Columbiana, Alabama



19740531000026450 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/31/1974 12:00:00AM FILED/CERT

Form 1-1.5 Rev. 1-66

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

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE THOUSAND AND NO/100 (\$5,000.00) DOLLARS

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

Sidney M. Benson and wife, Mary Benson

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

Coy Hughes and wife, Lillie Bell Hughes

(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:

A lot in the Town of Columbiana, Alabama in NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 26, Township 21 South, Range 1 West, more particularly described as follows: Commencing at the point of intersection of North line of Depot Street in the Town of Columbiana, Alabama with the South right of way line of L & N Railroad track; thence running along the North side of Depot Street in a Westerly direction 204 feet to an iron stob; thence North 38 deg. East 112 feet, more or less, to the South right of way of the L & N Railroad track to an iron stob; thence in an Easterly direction along the South boundary line of said right of way 224 feet, more or less, to point of beginning, EXCEPTING that portion conveyed by Dillard McMath to Gus J. McMath and wife, Viola McMath by deed recorded in Deed Book 220, page 942 in Probate Office of Shelby County, Alabama.

As a part of the consideration hereof grantees assume and agree to pay as the same shall become due the balance of the unpaid indebtedness evidenced by mortgage from grantors herein dated September 20, 1971 recorded in the Probate Office of Shelby County, Alabama in Mortgage Book 319, page 146.

REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
1974 MAY 31 PM 4:00
INSURANCE WAS FILED
STAFF OF ALA. SHELBY CO.

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 31 day of May, 1974.

WITNESS:

(Seal)

(Seal)

(Seal)

Sidney M. Benson

(Seal)

Mary Lou Benson

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sidney M. Benson and wife, Mary Benson whose names are 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 31 day of May, A. D., 1974.

Paul J. Brown

Notary Public.

BOOK 287 PAGE 173