(vame) John C. Hensley

(Address) 524 North 21st St., Dinam, Alabama

Mississippe Valley Tille Insurance Company

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

STATE OF ALABAMA COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-Five Thousand Two Hundred - - - - - - and NO/100 DOLLARS

to the undersigned grantor, Sam Bennett Realty & Development Co., 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

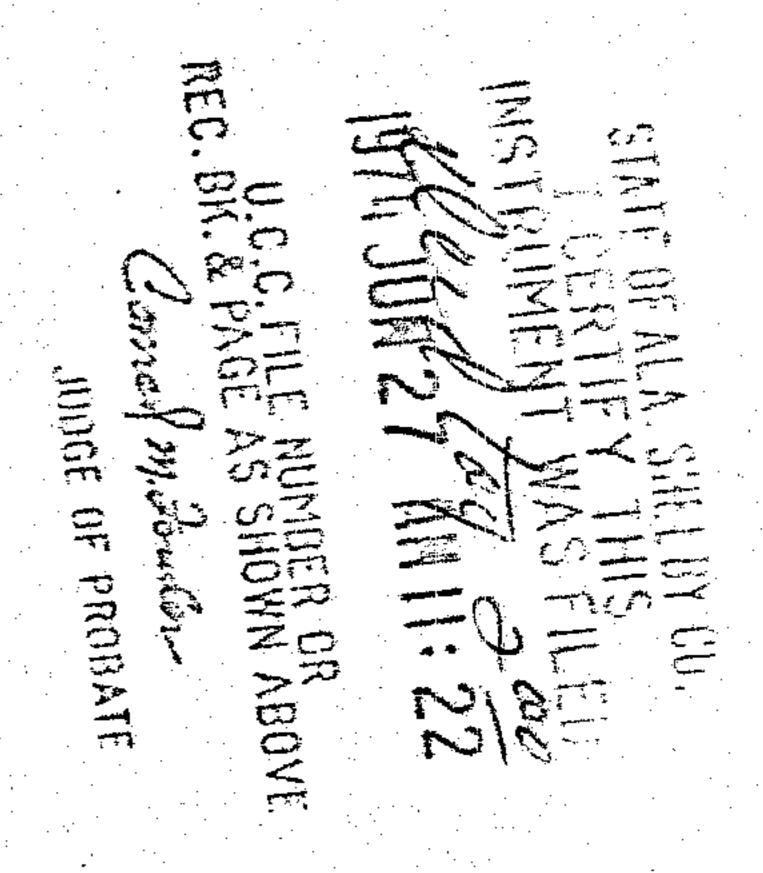
Charles Wayne Nichols and wife, Cecile D. Nichols

(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 3, Block 6, according to the survey of Navajo Hills, First Sector, as recorded in Map Book 5, Page 18, in the Probate Office of Shelby County, Alabama.

\$33,400.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

19740627000031660 1/1 \$.00 Shelby Cnty Judge of Probate, AL 06/27/1974 12:00:00AM 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, except easements, restrictions and limitations of record, and current taxes

due and payable October 1, 1974. 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, Sam W. Bennett who is authorized to execute this conveyance, has hereto set its signature and seal, this the 8th day of June 19 74

ATTEST:

SAM BENNETT REALTY & DEVELOPMENT CO., INC.,

Secretary

By Sam Beni

President

STATE OF Alabama COUNTY OF Jefferson

the undersigned

a Notary Public in and for said County in said

State, hereby certify that

Sam W. Bennett

whose name as

President of Sam Bennett Realty & Development Co. 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

day of

1071.

Kotary Public