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Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, J.W. Benton & wife, Marna Benton; R.D. Benton & wife, Gladys Benton; Alice Miller & husband, L. L. Miller; Lois Hathcock & husband, James Hathcock, being the sole & surviving heirs at law of J. S. Benton and Maxie Benton, deceased (herein referred to as grantors) do grant, bargain, sell and convey unto

Louie B. Osborne

(herein referred to as GRANTEE) 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:

Begin at a point where the South line of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 34, Township 19, Range 2 East intersects with the Westerly line of the right-of-way of the Florida Short Route, sometimes known as U. S. Highway No. 91, and run Northwesterly along said highway line 1848 feet to the beginning point, which point is the East most corner of a lot heretofore owned by O. S. and Maxie Benton and which extends 88 feet along the Southwesterly line of Florida Short Route; thence continue along said highway line in a Northwesterly direction 50 feet; thence run in a Southwesterly direction and perpendicular to said highway line 150 feet; thence run in a Southeasterly and parallel with said highway line 50 feet; thence run in a Northeasterly direction and perpendicular to said highway line and along the Northwesterly line of said 88 foot lot a distance of 150 feet to the point of beginning; all being in the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 34, Township 19, Range 2 East.

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Shelby Cnty Judge of Probate, AL
08/06/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 AUG -6 PM 2:22
UCC FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said GRANTEE his, her or their heirs and assigns forever, ~~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 GRANTEE, his 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 GRANTEE, his 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 1st day of August, 1974.

J. W. Benton (Seal)
Marna Benton (Seal)
R. D. Benton (Seal)
Gladys Benton (Seal)

Alice Miller (Seal)
L. L. Miller (Seal)
Lois Hathcock (Seal)
James Hathcock (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State hereby certify that J.W. Benton & wife, Marna Benton; R.D. Benton & wife, Gladys Benton; Alice Miller & husband, L. L. Miller; Lois Hathcock and husband, James Hathcock 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 1st day of August, A. D., 1974.