

This instrument was prepared by

7607

(Name) WALLACE, ELLIS & FOWLER, Attorney

(Address) Columbiana, Alabama 35051

Form 1-15 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 ONE DOLLAR AND THE EXCHANGE OF DEEDS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Ted W. Benson and wife, Betty Jane Benson

(herein referred to as grantors) do grant, bargain, sell and convey unto W. B. Stubbs and wife, Lula Stubbs

(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 part of the NW¹/₄ of the SE¹/₄ of Section 14, Township 21, Range 2 West, Shelby County, Alabama, more particularly described as follows: Begin at a point where the eastern boundary of the NW¹/₄ of the SE¹/₄ of said Section 14 is intersected by the Southwesterly right-of-way line of Shelby County Highway No. 26; thence run in a southerly direction along the eastern boundary of said ¹/₄ ¹/₄ Section a distance of 210 feet to a point; thence turn to the right an angle of 90 deg. and run westerly a distance of 210 feet to a point; thence turn to the right an angle of 90 deg. and run Northerly parallel with the Eastern boundary of said ¹/₄ ¹/₄ Section to a point on the southerly right of way line of Shelby County Highway No. 26; thence turn to the right and run easterly and southeasterly along the southern right-of-way line of said Shelby County Highway No. 26 to the point of beginning, containing 1 acre, more or less.

692,304 288 BOOK

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

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1974 AUG 12 AM 8:05
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
JUDGE OF PROBATE

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 6th day of August, 1974.

WITNESS:

Carol L. Robertson (Seal)
(Seal)
(Seal)

Ted W. Benson (Seal)
Betty Jane Benson (Seal)
(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 Ted W. Benson and wife, Betty Jane 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 6th day of August, A. D., 1974.

Imogene Smith
Imogene Smith Notary Public.

My commission expires 1978