

NAME James J. Odom, Jr.ADDRESS 620 North 22nd Street, Birmingham, Alabama 35203

WARRANTY DEED (Without Survivorship)

7901


 19740827000042040 1/2 \$.00
 Shelby Cnty Judge of Probate, AL
 08/27/1974 12:00:00AM FILED/CERT

State of Alabama

SHELBY

COUNTY

} Know All Men By These Presents,

See Mtg 341-489

That in consideration of Twenty-Three Thousand Two Hundred Fifty and No/100-DOLLARS

to the undersigned grantors Ray A. Benefield and wife, Artie McConnell Benefield, and Sherry K. Garner and husband, Horace Edward Garner,

in hand paid by Pauline W. Sanders and Nancy A. Wheeler

the receipt whereof is acknowledged we the said Ray A. Benefield and wife, Artie McConnell Benefield and Sherry K. Garner and husband, Horace Edward Garner, do grant, bargain, sell and convey unto the said Pauline W. Sanders and Nancy A. Wheeler

the following described real estate, situated in Shelby County, Alabama,

to-wit: Lot 17, Block 2, in Sector 2 of Resurvey of George's Subdivision of Keystone, according to Map of resurvey recorded in Map Book 4, page 11, in Probate Office of Shelby County, Alabama. Minerals and mining rights excepted.

Subject to: 1) restrictive covenants and conditions filed for record in D. Book 186, page 345; 2) title to minerals underlying caption lands with mining rights and privileges pertaining thereto; 3) alley on East boundary of subject property has been vacated and the ownership of said property is subject to vacation thereto as shown by instruments recorded in Deed Book 198, page 101 and also subject to vacation by instrument dated February 10, 1951 and recorded in Probate Records of Shelby County, Alabama in Deed Book 145, page 2; 4) rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.

\$18,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said Pauline W. Sanders and Nancy A. Wheeler, unmarried women, their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Pauline W. Sanders and Nancy A. Wheeler, unmarried women, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except current ad valorem taxes and as set out above;

that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Pauline W. Sanders and Nancy A. Wheeler, unmarried woman, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand and seal

this 16th day of August 19 74 .

WITNESSES

Ray A. Benefield

Artie McConnell Benefield

Sherry K. Garner

Horace Edward Garner

SHANNON, JUDL, ROSENBERG AND JACKSON
620 North 22nd Street
BIRMINGHAM, ALA. 35203

TO

WARRANTY DEED
(WITHOUT SURVIVORSHIP)

STATE OF ALABAMA,
County.

This form furnished by
ALABAMA TITLE COMPANY, INC.
Agents for

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street

Birmingham, Alabama 35203

\$5.50
2.15

Judge of Probate

LOUISVILLE TITLE INSURANCE
COMPANY

P.O. BOX 1865 LOUISVILLE, KENTUCKY 40201

State of ALABAMA

General Acknowledgment

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Ray A. Benefield and wife, Artie McConnell Benefield, and Sherry K.
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 16th day of August

A. D. 19 74.

Notary Public

General Acknowledgment

COUNTY

, a Notary Public in and for said County, in said State,

hereby certify that
whose name signed to the foregoing conveyance, and who known to me, acknowledged before
me on this day, that, being informed of the contents of the conveyance executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this day of A. D., 19

Notary Public

State of

Corporation Acknowledgment

COUNTY

I, a Notary Public in and for said County in said State,

hereby certify that
whose name as of
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, this the day of 19

Notary Public

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Shelby Cnty Judge of Probate, AL
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