

This instrument was prepared by

332

(Name) Robert O. Driggers, Attorney

(Address) 2824 Linden Avenue, Homewood, Alabama 35209

Form 1-1-7 Rev. 8-70

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Thousand and No/100-----

See Mtg 342 - 454

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

RICHARD EDWARD SHIELD and wife, CAROL W. SHIELD

(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.

Lot 3, Block 2, according to the survey of Navajo Hills, Second Sector, as recorded in Map Book 5, page 24, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes due in the year 1975, a lien but not due and payable until October 1, 1975.
2. 35 foot building line; 5 foot easement on north and 10 foot easement on rear as shown by recorded map.
3. Rights and reservations recorded in Volume 241, Page 743, in the Probate Office of Shelby County, Alabama.
4. Restrictions contained in Volume 250, Page 81, in said Probate Office.
5. Easement to Alabama Power Company and Southern Bell Telephone & Telegraph Company recorded in Volume 250, Page 725, in said Probate Office.
6. Easement to Alabama Power Company recorded in Volume 243, Page 501, in said Probate Office.

\$35,000.00 of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.



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Shelby Cnty Judge of Probate, AL  
10/17/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.  
JUDGE OF PROBATE  
REC. DIV. & PAGE AS SHOWN ABOVE  
1974 OCT 17 AM 9:23  
C. C. FILE NUMBER OR  
INDEXED  
1974 OCT 17 AM 9:23  
C. C. FILE NUMBER OR  
INDEXED

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, unless otherwise noted above, 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, Samuel W. Bennett who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of October 1974 SAM BENNETT REALTY & DEVELOPMENT COMPANY, INC.

ATTEST:

By SAMUEL W. BENNETT, Its President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Samuel W. Bennett whose name as President of Sam Bennett Realty & Development Company, 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 15th day of October

1974

Robert O. Driggers

Notary Public

My Commission Expires May 8, 1977