

(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 Nine Thousand Five Hundred and No/100-----
see Mtg 342-759

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

BOBBY E. GARDNER and wife, CHARLOTTE H. GARDNER

(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 15, according to the survey of Portsouth, First Sector, as
recorded in Map Book 6, page 22, in the Probate Office of Shelby
County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1975, a lien not yet due and payable.
2. 35 foot building line; 5 foot easement on rear and 5 foot ease-
ment on south as shown by recorded map.
3. Right of way to Shelby County, Alabama recorded in Volume 271,
Page 725, in the Probate Office of Shelby County, Alabama.
4. Right of way to Southern Natural Gas Company recorded in Volume
90, Page 497, in said Probate Office.
5. Right of way to Plantation Pipe Line Company recorded in Volume
112, Page 320, in said Probate Office.
6. Agreement with Alabama Power Company recorded in Misc. Volume
8, Page 775, in said Probate Office.
7. Restrictions contained in Misc. Volume 8, Page 295 and Misc.
Volume 8, Page 557, in said Probate Office.
8. Easement to Alabama Power Company and Southern Bell Telephone
& Telegraph Company recorded in Volume 288, Page 555, in said
Probate Office.

\$39,500.00 of the consideration recited above was paid from the proceeds
of a mortgage loan closed simultaneously herewith.

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 con-
tingent 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 encum-
brances, 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 8th day of November 19 74.
ATTEST: SAM BENNETT REALTY & DEVELOPMENT CO., INC.

Secretary

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 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 8th day of November 19 74



19741109000054620 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/09/1974 12:00:00 AM FILED/CERT

Robert O. Driggers
Notary Public

My Commission Expires May 8, 1978