

This instrument was prepared by

1656

(Name) Robert O. Driggers, Attorney

(Address) 2824 Linden Avenue, Homewood, Alabama 35209

Form 1-1-7 Rev. 1-66

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,

See Mtg 343-582

That in consideration of Fifty Two Thousand One Hundred and No/100-----

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

GEORGE D. PICKETT and wife, RHONDA KAYE PICKETT

(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 6, according to the survey of Portsmouth, First Sector, as recorded in Map Book 6, Page 22, in the Probate Office of Shelby County, Alabama, and part of Lot 7, of said subdivision, more particularly described as follows: Begin at the Northwest Corner of Lot 7, of said subdivision, thence easterly for a distance of 99.97 feet; thence turn 14°39'39" left and run northeasterly a distance of 75.80 feet to the northeast corner of said Lot 7; thence southeasterly along the north line of said Lot 7, a distance of 174.36 feet to the point of beginning.

This conveyance is subject to the following:

1. Taxes for 1975 and thereafter.
2. 35 foot building line on north and east sides and 10 foot easement on west side as shown by recorded map.
3. Right of way to Shelby County, Alabama recorded in Volume 271, Page 725, in Probate Office, 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 Vol. 288, Page 555 in said Probate Office

\$45,100.00 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 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,

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 26th day of December 1974.

SAM BENNETT REALTY & DEVELOPMENT CO., INC.

ATTEST

STATE OF ALABAMA
COUNTY OF JEFFERSON

Secretary

By SAMUEL W. BENNETT

President

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 26th day of December

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Shelby Cnty Judge of Probate, AL
12/30/1974 12:00:00AM FILED/CERT

My Commission Expires May 8, 1978