

This instrument was prepared by

(Name) Robert O. Driggers, Attorney

(Address) 2824 Linden Avenue, Homewood, Alabama 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Twenty Thousand and No/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
See Mtg 345-879

JACK D. HARRIS and wife, MARY L. HARRIS

(herein referred to as grantors) do grant, bargain, sell and convey unto

CHARLES RALPH HENSON and MARY NELL HENSON

(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 Map and Survey of Spring Garden Estates, as recorded in Map Book 4, Page 56, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1975 and thereafter.
2. Restriction as recorded in Volume 210, Page 545, in the Probate Office of Shelby County, Alabama.
3. Right of way to Alabama Power Company, as recorded in Volume 101, Page 519 and Volume 180, Page 288, in said Probate Office.
4. Right of way to Alabama Power Company and Southern Bell Telephone & Telegraph Company as recorded in Volume 219, Page 374, in said Probate Office.
5. Building line and easement as shown by recorded plat.

\$60,000.00 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 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 13th

day of May, 1975.

WITNESS: (Seal) JACK D. HARRIS (Seal)
(Seal) MARY L. HARRIS (Seal)
(Seal) (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

19750514000023430 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/14/1975 12:00:00AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jack D. Harris and wife, Mary L. Harris 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 13th day of May, A. D., 1975.

Notary Public.