

This instrument was prepared by

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

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

That in consideration of Fifty Four Thousand Nine Hundred and No/100-----

See Mtg 348 - 380

to the undersigned grantor, SAM BENNETT REALTY & DEVELOPMENT COMPANY, INC., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

ROBERT E. CRUSE and JACQUELYN L. CRUSE

(herein referred to as GRANTEEES) 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 12, 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 but not yet due and payable.
2. 35 foot building line and 15 foot easement on rear 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 Plantation Pipe Line Company recorded in Volume 112, Page 320, in said Probate Office.
5. Agreement with Alabama Power Company recorded in Misc. Volume 8, Page 775, in said Probate Office.
6. Restrictions contained in Misc. Volume 8, Page 295 and Misc. Volume 8, Page 557, in said Probate Office.
7. Easement to Alabama Power Company and Southern Bell Telephone & Telegraph Company recorded in Volume 288, Page 555, in said Probate Office.
8. Agreement with Port South and Plantation Pipe Line Company recorded in Misc. Volume 10, Page 186, in said Probate Office.

\$42,000.00 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 GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, SAM W. BENNETT who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of August 1975 SAM BENNETT REALTY & DEVELOPMENT CO., INC.

ATTEST:

NOTARY PUBLIC
STATE OF ALABAMA
COUNTY OF JEFFERSON

Deed Book 2
JULY 1975
JUDGE OF PROBATE

Secretary

SAM W. BENNETT
President

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Sam 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 29th day of August 1975.

19750902000047330 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/02/1975 12:00:00AM FILED/CERT

Notary Public
My Commission Expires May 8, 1978