

This instrument prepared by

(Name) Robert O. Driggers, Attorney 2013

(Address) 2824 Linden Avenue, Homewood, Alabama 35209

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 One Thousand Five Hundred and No/100-----

See Mtg 351-828

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

R. LEON ALLISTON and SANDRA T. ALLISTON

(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 10, according to the survey of Portsmouth, 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 1976 and thereafter. (Unit #07-1001081).
2. Easement and building line as shown by recorded map.
3. Right of way to Plantation Pipe Line Company recorded in Volume 112, Page 320, in the Probate Office of Shelby County, Alabama.
4. Agreement with Alabama Power Company recorded in Misc. Volume 8, Page 775, in said Probate Office.
5. Restrictions contained in Misc. Volume 8, Page 295 and Misc. Volume 8, Page 557, in said Probate Office.
6. Easement to Alabama Power Company recorded in Volume 288, Page 555, in said Probate Office.
7. Agreement with Port South and Plantation Pipe Line Company recorded in Misc. Volume 10, Page 186, in said Probate Office.

\$40,000.00 of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.



19760129000005750 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/29/1976 12:00:00AM FILED/CERT

1976 JAN 29 AM 9:25
I CERTIFY THIS INSTRUMENT WAS FILED
JUDGE OF PROBATE
Shelby County, Alabama

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 who is authorized to execute this conveyance, has hereto set its

President, SAM W. BENNETT
signature and seal, this the 28th day of January 1976
SAM BENNETT REALTY & DEVELOPMENT CO., INC.

ATTEST:

By SAM W. BENNETT, Its President

Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned State, hereby certify that Sam 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 28th day of January

19 76.

Notary Public