

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

2124

That in consideration of ONE HUNDRED FIFTY (\$150.00) and no/100 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Norman Lefkovits and Sonya Lefkovits

(herein referred to as grantors) do grant, bargain, sell and convey unto H. E. Benson and Charlotte Jane Benson

(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:

For the point of beginning commence at the Southern-most tip of lot no. 23 of "Coosa river Est." which lot is shown on a plat of said "Coosa River Est." which is recorded in map book 4 page 67 in the Probate records of Shelby County, Alabama. Said point of beginning also being the Western-most corner of lot no. 22 of said "Coosa River Est"; thence run in a Southeasterly direction along the South boundry of lots 22 and 21 of said "Coosa River Est." to a point which is the Southern most corner of lot no. 21 as shown on said plat; thence run in a Southerly direction a distance of 146.87 feet along the Eastern boundry of said "Coosa River Est." to a point which is the Northeast corner of lot no. 39 as shown on said plat; thence run in a North-western direction along the Northern boundries of lots no. 39, 38, 37 and 36 to a point which is the northern most corner of lot no. 36 as shown on said plat; thence run/a distance of 91.40 feet along the southeastern boundry lines of lots 35 and 25 as shown on said plat to a point; thence to the point of beginning.

It being the intention to hereby convey that part of the above "Coosa River Est." which appears on the above mentioned plat and is marked as "Not a Part of this Subdivision".

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Shelby Cnty Judge of Probate, AL
02/03/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 FEB -3 PM 2:37
Need for so
Conf. of probate
JUDGE OF PROBATE

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 27 day of August, 1964

WITNESS:

(Norman Lefkovits) (Seal)

(Sonya Lefkovits) (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Norman Lefkovits and Sonya Lefkovits 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 that they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of August, A. D., 1964

Frank Ellis, Jr.
Notary Public.

BOOK 296 PAGE 775