

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys 5125

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 1-66

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,

That in consideration of ONE THOUSAND & NO/100 (\$1,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Norman Lefkovits and wife, Sonya D. Lefkovits

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

Hilery E. Benson and wife, Charlotte J. Benson

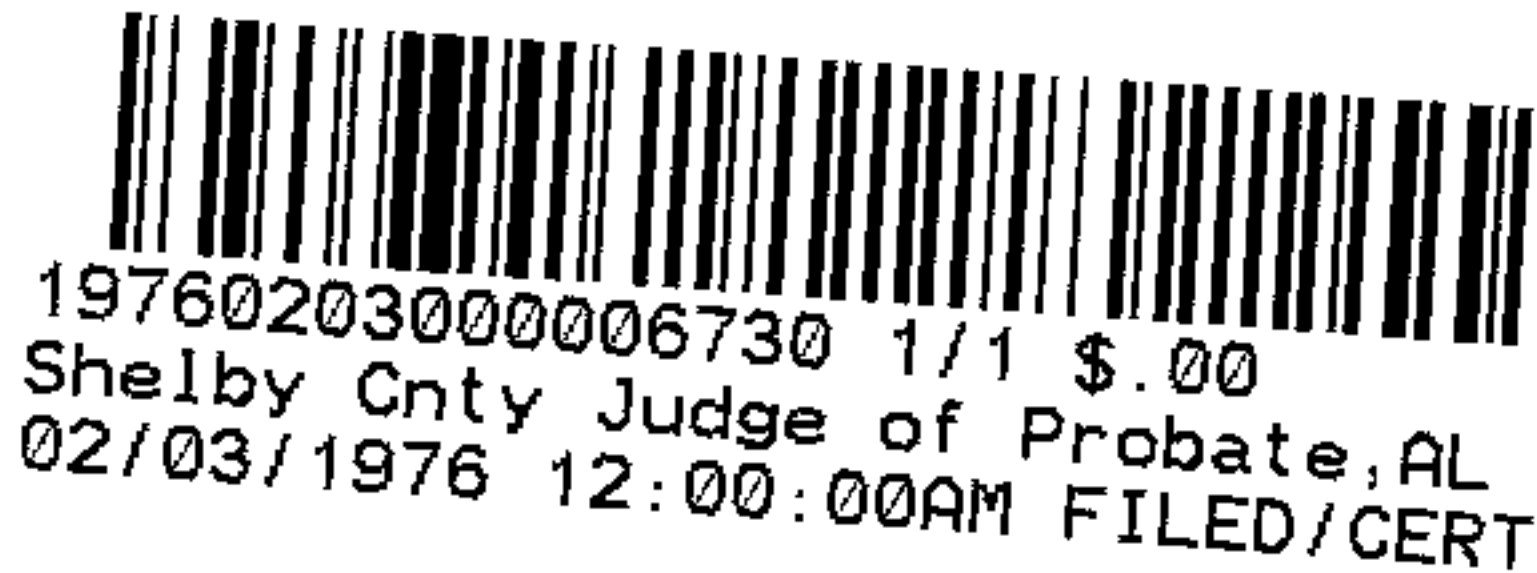
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated

in Shelby County, Alabama to-wit:

Lots 36, 37, and all that part of Lot 38, except that portion of said Lot 38 which was deeded to Margie M. Brasher by deed recorded in the Probate Ofifce of Shelby County, Alabama, in Deed Book 228, page 578, all in Coosa River Estates, situated in the SW¼ of SE¼ of Section 12, Township 24, Range 15 East, Shelby County, Alabama; map of said Coosa River Estates being recorded in Map Book 4, page 67, in the Probate Office of Shelby County, Alabama.

EXCEPTING the coal, iron ore and other minerals in, on and under said land.

BOOK 236 PAGE 776



STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
1976 FEB -3 PM 2:32
Deed Book 100
Cora M. Brasher
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 30th day of January, 1976.

WITNESS:

(Seal)
(Seal)
(Seal)

(Norman Lefkovits) (Seal)
(Sonya D. Lefkovits) (Seal)
(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Norman Lefkovits and Sonya D. Lefkovits whose name(s) 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 30th day of January, A. D., 1976.

(Signature) Notary Public.