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Shelby Cnty Judge of Probate, AL
03/22/1976 01:00:00 AM FILED/CERT

(Name) Ray O. Noojin, Jr.

(Address) 413 North 21st Street, Birmingham, AL 35203

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 }
JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Thousand and no/100 (\$40,000.00) DOLLARS

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

James Albert Dorsett and wife, Lila R. Dorsett
(herein referred to as grantors) do grant, bargain, sell and convey unto
Barry P. Benefield and wife, June B. Benefield

(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:

Part of the E 1/2 of the SE 1/4 of Section 28, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of the SE 1/4 of the SE 1/4 of said Section 28, and run thence northerly along the west line thereof 396.75 feet to the point of beginning of the property herein described; thence turn 12° 37' 30" right and run northeasterly along an unpaved road 279.09 feet; thence turn 11° 31' right and continue northeasterly along said road 609.82 feet; thence turn 3° 20' left and continue northeasterly along 318.71 feet (road paved starting 150 feet, more or less, southwest of this point); thence turn 16° 35' left and run northerly 534.45 feet to a point in the right-of-way of U.S. Highway 280; thence turn 40° 27' left and run northwesterly along said highway 202.37 feet; thence turn 6° 39' left and continue northwesterly along said highway 200.0 feet; thence turn 8° 10' left and continue northwesterly along said highway 266.63 feet to an intersection of last described course with the west line of the East 1/2 of the SE 1/4 of said Section 28; thence run southerly along said west line 2137.21 feet to the point of beginning. Less and except any portion lying within the right of way of any public road.

Mineral and mining rights excepted.

Subject to easements, rights-of-way and/or restrictions if any of record in the afore-said Probate Office of Shelby County, Alabama.

\$25,000.00 of the purchase price 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~~ (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 19th day of March, 1976

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WITNESS:

(Seal)

(Seal)

(Seal)

James Albert Dorsett
JAMES ALBERT DORSETT (Seal)

Lila R. Dorsett
LILA R. DORSETT (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Albert Dorsett and wife, Lila R. Dorsett 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 19th day of March, A. D., 1976

Jo E. Jones
Notary Public.