

This instrument prepared by

(Name) Robert O. Driggers, Attorney

(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 Forty Nine Thousand Five Hundred and No/100-----Dollars

See Map 256-36

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

MICHAEL H. ATKISON and MARCIA J. ATKISON

(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 4, according to the survey of Port South, 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.
2. 35 foot building line, 5 foot easement on East and West sides and 15 foot easement on rear as shown on 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 and Southern Bell Telephone and Telegraph 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.

\$39,600.00 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 1st day of July 19 76.

SAM BENNETT REALTY & DEVELOPMENT
COMPANY, INC.

By SAM W. BENNETT,

President

Secretary

BOOK 299 PAGE 670

STATE OF ALABAMA
COUNTY OF JEFFERSON
JUL - 6 AM 9:10
Deed
JUL - 6 AM 9:10
JUDGE OF PROBATE

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 1st day of July 19 76.

Robert O. Driggers

Notary Public



19760706000062250 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/06/1976 12:00:00AM FILED/CERT