

This instrument was prepared by

(Name) Bell, Johnson & Hill

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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, 970

That in consideration of One and no/100 dollars and other valuable consideration-----DOLLARS

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

O. B. Benson and wife, Jean H. Benson

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

J. B. Parker and wife, Christine S. Parker

(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:

From the Northwest corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28, Township 20 South, Range 3 West, run Easterly along the North boundary line of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, of Section 28, Township 20 South, Range 3 West, for 247.58 feet, more or less, to a point on the East right-of-way line of Shelby County Road No. 17; thence turn an angle of 93 deg. 58 min. to the right and run Southwesterly along the East right-of-way line of said County Road for 219.8 feet; thence turn an angle of 93 deg. 57 min. to the left and run Easterly 370.4 feet to the point of beginning of the land herein described; thence continue Easterly along the last said course for 150.00 feet; thence turn an angle of 94 deg. 05 min. to the right and run Southwesterly ~~111.61~~ ^{223.07} feet; thence turn an angle of 85 deg. 55 min. to the right and run Westerly 150.00 feet; thence turn an angle of 94 deg. 05 min. to the right and run Northeasterly ~~111.61~~ ^{223.07} feet to the point of beginning.

This land being a part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28, Township 20 South, Range 3 West, and being ~~0.38~~ ^{0.77} acres, more or less.

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19761102000105330 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/02/1976 12:00:00AM FILED/CERT

STATE OF ALABAMA, SHELBY CO.
JUDGE OF PROBATE
1976 NOV -2 AM 10:44
INSTRUMENT WAS FILED
JUDGE OF PROBATE
J. B. Parker
Christine S. Parker

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 4th day of August, 1976.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

O. B. Benson (Seal)
O. B. BENSON
Jean H. Benson (Seal)
JEAN H. BENSON
_____(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, Sandra N. Burch, a Notary Public in and for said County, in said State, hereby certify that O. B. Benson and wife, Jean H. Benson 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 4th day of August, A. D., 1976.

Sandra N. Burch
Notary Public.