

DEED

STATE OF ALABAMA)
)
JEFFERSON COUNTY)



19761230000126020 1/3 \$.00
Shelby Cnty Judge of Probate, AL
12/30/1976 12:00:00AM FILED/CERT

2575

KNOW ALL MEN BY THESE PRESENTS That in consideration of TEN DOLLARS and other good and valuable consideration to the undersigned grantor Morris C. Benners and wife, Anne Jones Benners, in hand paid by grantees Jack J. Benners and Morris C. Benners, Jr., trustees, the receipt whereof is acknowledged, the said grantors do grant, bargain, sell, convey and quitclaim unto the said Jack J. Benners and Morris C. Benners, Jr., in trust nevertheless, under that certain Trust Indenture dated December 24, 1976, between grantors (as Settlers) and grantees (as Trustees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 26 and 27, according to the Map and Survey of Mountain View Lake Company, Second Sector, as made by J. M. Keel, surveyor, dated January 1, 1956.

All minerals and mining rights, including oil and gas are excepted; provided however that the owner of said minerals and mining rights, including oils and gas, shall not have the right to disturb the surface or so conduct any mining or extraction of oil and gas so as to deplete or pollute the water in any well, the Grantee herein may dig.

This conveyance is made subject to certain restrictions on said property more fully set out in that certain instrument recorded in the Probate Office of Shelby County, Alabama, in Vol. 172, Page 236.

TO HAVE AND TO HOLD, To the said Jack J. Benners and Morris C. Benners, Jr., in trust as aforesaid, their heirs and assigns forever, to the full extent of grantors' interest therein.

IN WITNESS WHEREOF, we have hereunto set our hands
and seals this 24th day of December, 1976.

WITNESSES:

Thos B. Long

Morris C. Benners ^{Seal}
(Seal)
Morris C. Benners

Thos B. Long

Anne Jones Benners ^{Seal}
(Seal)
Anne Jones Benners

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary
Public in and for said County, in said State, hereby
certify that Morris C. Benners whose name is signed to
the foregoing conveyance, and who is known to me, ack-
nowledged before me on this day, that, being informed
of the contents of the conveyance, he executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this 24th
day of December, 1976.

Margaret H. [Signature]
Notary Public
MY COMMISSION EXPIRES NOVEMBER 9, 1978



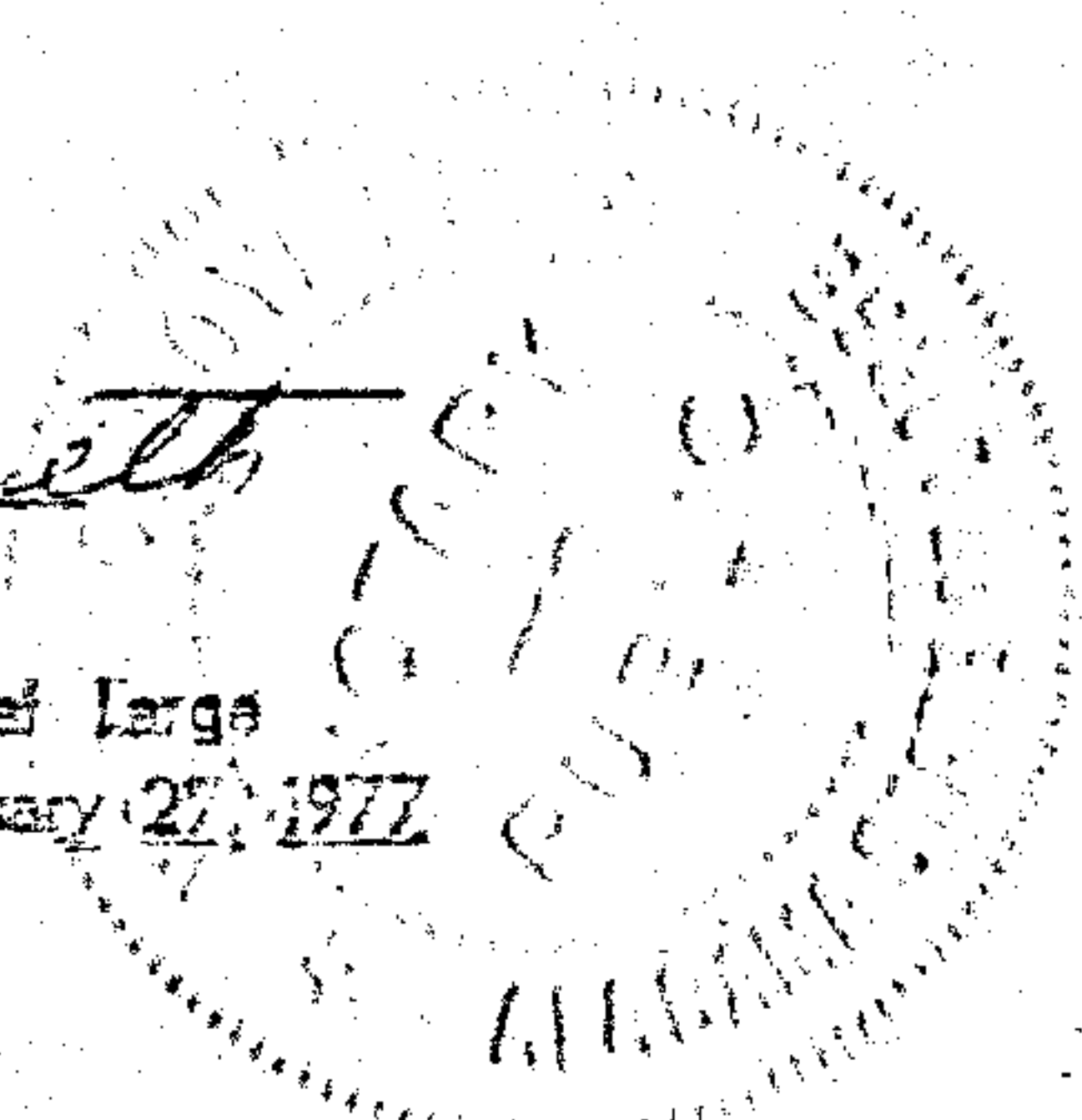
19761230000126020 2/3 \$.00
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12/30/1976 12:00:00AM FILED/CERT

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, Mrs. O. Bryant, a Notary
Public in and for said County, in said State, hereby
certify that on the date hereof, came before me the
within named Anne Jones Benners who is known to me to
be the wife of the within named Morris C. Benners, who,
being examined separate and apart from the husband, touch-
ing her signature to the within conveyance, acknowledged
before me on this day that being informed of the contents
of the conveyance, she signed the same voluntarily and
of her own free will and accord, and without fear, con-
straints, or threats on the part of the husband.

Given under my hand and official seal this 30th
day of December, 1976.

Mrs. O. Bryant
Notary Public, State at Large
My Commission Expires January 27, 1977



19761230000126020 3/3 \$.00
Shelby Cnty Judge of Probate, AL
12/30/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
1976 DEC 30 PM 12:57
Book 4600
Conf. by [signature]
JUDGE OF PROBATE