

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

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 love and affection and One and No/100 (\$1.00)----- DOLLARS

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

Sadie Benson, a widow

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

Betty Benson Sparks and husband, Vaughn Sparks

(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:

Begin at the Northeast corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 34, Township 24 North, Range 15 East and run thence West along the North line of said quarter-quarter section for a distance of 298.14 feet; thence turn left an angle of 120 deg. 26 min. and run for a distance of 292.02 feet, more or less, to the property of the Alabama Power Company which was acquired for the raising of the water level of Lay Dam, being that certain datum plane of 397 above mean sea level as established by the United States Coast and Geodetic Survey as adjusted on January, 1955; thence run Northeasterly along said 397 datum plane elevation to the intersection thereof with the East line of said quarter-quarter section; thence run North, along the East line of said quarter-quarter section, to the point of beginning.

Subject to easements and rights of way of record.

BOOK 304 PAGE 582

CERTIFY THIS INSTRUMENT WAS FILED

77 APR -4 AM 9:44

Thomas A. Sparks, Jr.
NOTARY PUBLIC

Rec. 1.50
Index 1.00
Deed .50

19770404000030630 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/04/1977 12:00:00AM FILED/CERT

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, I have hereunto set my hand(s) and seal(s), this 4th day of April, 1977

WITNESS:

(Seal)

Sadie Benson

(Seal)

(Seal)

(Seal)

(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 Sadie Benson, a widow whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of April, A. D., 1977

Vaughn Sparks

Box 100 D

82-0

Mary D. Thompson
Notary Public