

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
08/17/1977 12:00:00AM FILED/CERT

(Name) Wade H. Morton, Jr., Attorney at Law

(Address) P. O. Box 1227, Columbiana, Alabama 35051 1044

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 Seven Thousand and No/100 (\$7,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, JEAN MITCHELL, a widow, individually, and as Executrix of the Estate of Clifton H. Benton, deceased; CLINTON BENTON, an unmarried man; RALEIGH BENTON and wife, KATE BENTON; and, EVELYN B. SHARTEL, a widow, (herein referred to as grantors) do grant, bargain, sell and convey unto

JANICE M. McDONALD and GEORGE MURRAY CALVIN, SR. and wife, ANNIE FRANCIS CALVIN,

(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:

That part of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 30, Township 19 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and run Eastwardly along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 160.00 feet; thence left 88 degrees 00 minutes a distance of 420.00 feet; thence right 74 degrees 59 minutes a distance of 228.64 feet, to the point of beginning; thence continue in a straight line a distance of 210.00 feet; thence left 109 degrees 50 minutes 30 seconds a distance of 640.37 feet; thence left 71 degrees 11 minutes 30 seconds a distance of 210.09 feet; thence left 108 degrees 55 minutes 30 seconds a distance of 636.83 feet to the point of beginning, less and except mineral and mining rights.

Subject to the following easements and reservations:

1. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
2. Right of Ways to Alabama Power Company, as shown by instruments recorded in Deed Book 112, at Page 111, and Deed Book 112, at Page 112, in the Office of the Judge of Probate of Shelby County, Alabama.

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 11th day of August, 1977.

XXXXXX GRANTORS:

Jean Mitchell (Seal)
Jean Mitchell
Clinton Benton (Seal)
Clinton Benton
(Seal)

Raleigh Benton (Seal)
Raleigh Benton
Kate Benton (Seal)
Kate Benton
Evelyn B. Shartel (Seal)
Evelyn B. Shartel

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jean Mitchell, a widow, individually, and as Executrix of the Estate of Clifton H. Benton 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, individually and in her representative capacity as such Executrix.

Given under my hand and official seal this 23rd day of July, A. D. 1977.

George M. Calvin
Atty. - Box 350-59

Willard H. Adams
MY COMMISSION EXPIRES 11-13-77 Notary Public.

(See over for additional acknowledgments.)

RETURN TO

Jean Mitchell, individually, and as
Executrix of the Estate of Clifton
Benton, deceased; Clinton Benton;
Raleigh Benton; and, Evelyn Shartel

TO

Janice M. McDonald, George Murray
Calvin, Sr. and Annie Francis

Calvin.

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

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Shelby Cnty Judge of Probate, AL
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THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Clinton Benton, an unmarried man, 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 he executed the same voluntarily on the day
the same bears date.

Given under my hand and official seal this 23rd day of July, 1977.

Willard Addison
Notary Public
MY COMMISSION EXPIRES 11-13-77

STATE OF TENNESSEE)
COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Raleigh Benton and wife, Kate Benton, 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 28 day of July, 1977.

Michael J. Stewart
Notary Public

My commission expires 11-21-78

STATE OF MINNESOTA)
RAMSEY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Evelyn B. Shartel, 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 the executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of August, 1977.

RAY A. UDELHOFEN
NOTARY PUBLIC - MINNESOTA
RAMSEY COUNTY
MY COMMISSION EXPIRES AUG. 19, 1978

Ray A. Udelhofen
Notary Public

STATE OF ALABAMA
JUDGE OF PROBATE

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