

This instrument was prepared by

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

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

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

19770817000085660 1/2 \$.00
Shelby Cnty Judge of Probate, AL
08/17/1977 12:00:00AM FILED/CERT

1044

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 GRANTEEES 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 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:

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 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, 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.

WITNESS: 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
P. O. Box 350-59
Notary Public
MY COMMISSION EXPIRES 11-13-77

(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.

W A R R A N T Y D E E D
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR



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Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA)
JEFFERSON COUNTY)

367 PAGE 200
BOOK

STATE OF TENNESSEE)
COUNTY)

W. Edward Bellissimo
Notary Public
MY COMMISSION EXPIRES 11-14-78

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.

W. Edward Bellissimo
Notary Public

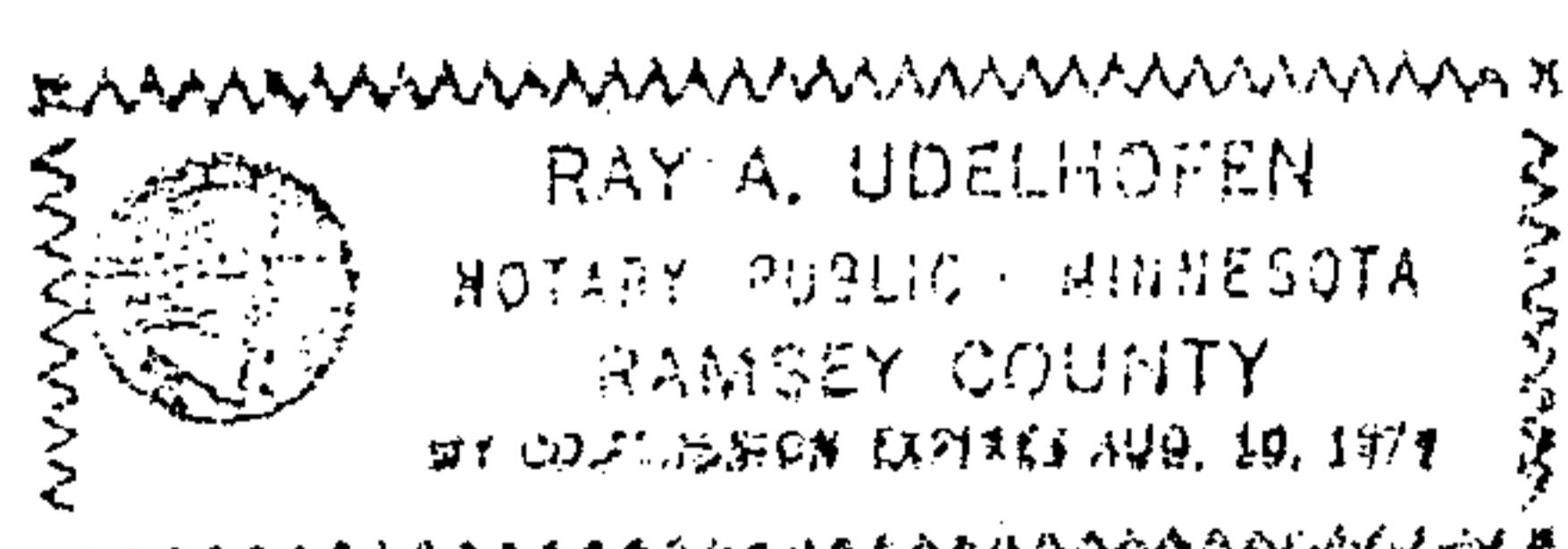
My commission expires 11-21-78

STATE OF MINNESOTA)
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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of August, 1977.

Ray A. Udelhoven
Notary Public



STATE OF ALABAMA
CLINTON BENTON
1977 AUG 17 P.M 3:49
Rec 500
100
1300
JUDGE OF PROBATE

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.