

This instrument was prepared by

1943

(Name) Thomas L. Foster

(Address) 2010 City Federal Building, Birmingham, Alabama 35203

Form 1-1-5 Rev. 1-56

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

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of --Forty-two Thousand and no/100 ----(\$42,000.00) -----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Barry P. Benefield and wife, June B. Benefield

(herein referred to as grantors) do grant, bargain, sell and convey unto William Ray Beavers and wife, Valentine W. Beavers

(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:

A tract of land situated in Section 28, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at the SW corner of the SE 1/4 of the SE 1/4 of Section 28, Township 19 South, Range 1 West, Shelby County, Alabama, thence northerly along the West line of said SE 1/4 1,708.64 feet to a point, thence 94 degrees 20 minutes to the right 148.03 feet to the point of beginning of the property herein described, thence continue along last described course 280.0 feet to a point, thence 90 degrees to the left 50.0 feet, thence 85 degrees 47 minutes to the right 188.92 feet to a point, thence 71 degrees 18 minutes 30 seconds to the left 55.41 feet to a point on the south right of way line of U.S. Highway number 280, thence Northwesterly along and contiguous with said South right of way line 826 feet to a point 147.61 feet East of the West line of said quarter-quarter line, thence Southerly and parallel with the West line of said quarter-quarter line 760.32 feet to the point of beginning, containing 5.12 acres more or less, and being situated in the SE 1/4 of Section 28, Township 19 South, Range 1 West, Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current tax year.
2. Any part of subject property which lies within the bounds of any roadway.
3. Rights of way to Ala. Power Co. as recorded in Vol. 102, page 143, and Vol. 191, page 198 in said Probate Office.

19770922000100230 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/22/1977 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, we have hereunto set our hand(s) and seal(s), this 16th day of September, 1977

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

(Seal)

1977 SEP 22 AM 8:59

(Seal)

Thomas L. Foster, Jr.

JUDGE OF PROBATE

(Seal)

Rec. 1.50

Indul 1.00

2.50

STATE OF ALABAMA

Jefferson

COUNTY

Barry P. Benefield

(Seal)

(Seal)

June B. Benefield

(Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Barry P. Benefield and wife, June B. Benefield, 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 16th day of September, A.D., 1977

Notary Public.