

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051 4433

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 ONE HUNDRED DOLLARS & other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Hilery E. Benson and wife, Charlotte J. Benson

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

Basil R. Smith and wife, Valera Smith

(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:

Lot No. 1, in Block No. 1, of Columbiana Homes, Inc. Subdivision, as the same apperas of record in the Probate Office of Shelby County, Alabama, in Map Book 3, at page 82. Situated in Shelby County, Alabama. Subject to restrictions and covenants heretofore made by Columbiana Homes, Inc. in the use of said lands which restrictions and covenants are recorded in Deed Book 143, page 258 in said Probate Office.

BOOK 308 PAGE 965

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Shelby Cnty Judge of Probate, AL
11/17/1977 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 November, 1977.

WITNESS:

STATE OF ALA, SHELBY CO. (Seal)
I CERTIFY THIS INSTRUMENT WAS FILED
1977 NOV 17 AM 9:40 (Seal)
JUDGE OF PROBATE (Seal)
Hilery E. Benson (Seal)
Charlotte J. Benson (Seal)
300

STATE OF ALABAMA }
SHELBY COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hilery E. Benson and wife, Charlotte J. Benson whose name S. 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 November, A.D., 1977.

Basil Smith
P.O. Box 465
Notary Public. Joel C. Watson