

This instrument prepared by

(Name) June B. Benefield

(Address) Rt. 1, Box 268-A, Sterrett, Alabama 35147

552

Form 1-1-5 Rev. 1-68

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 Six Thousand Five Hundred and no/100 (\$6,500.00) 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

Billy Joe Pickett and wife, Johnnie Rae Pickett

(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 S.W. corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, T-19-S, R-1-W and run northerly along the west side of the said quarter-quarter for 396.75 ft. to an existing iron in the center of a dirt road, this being the point of beginning. Then continue along the last described course for 744.16 ft. to an iron, then turn an angle of 89 deg 58 min 49 sec to the right and run easterly for 273.00 ft. to a point in the center of a dirt road, then turn an angle of 114 deg 11 min 38 sec to the right and run southwesterly along the center of a dirt road for 517.28 ft., then turn an angle of 11 deg 31 min to the left and run southwesterly for 279.12 ft. back to the point of beginning.

The above described parcel contains 2.00 acres and is a portion of a 12 acre parcel as shown on a Map made by August A. Winters (Reg. No. 2586) dated March 10th, 1976.

Mineral rights and mining rights excepted.

Subject to easements, rights-of-way and/or restrictions if any of record in the aforesaid Probate Office of Shelby County, Alabama.



19790116000006370 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/16/1979 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 X(we) do for XXXXX(ourselves) and for nX(our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that XXXX(we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that X(we) have a good right to sell and convey the same as aforesaid; that X(we) will and nX(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 24th day of August, 1978.

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

1979 JAN 16 AM 8:33

JUDGE OF PROBATE

DEED TX 6.50

REC. 150

IND. 100

9.00

STATE OF ALABAMA

SHELBY COUNTY

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 24th day of August, A. D., 1978

CANABA JAIL Branch
FIRST NAT'L Bank
P.O. BOX 43363

Notary Public