

This instrument prepared by



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Shelby Cnty Judge of Probate, AL
03/06/1981 00:00:00 FILED/CERTIFIED

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

(Address) 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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ELEVEN THOUSAND, TWO HUNDRED FIFTY & No/100(\$11,250.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Beatrice E. Johnson and husband, Jack E. Johnson

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

✓ S. O. Benson and wife, Elizabeth Benson

(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:

Commence at the NW corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 3, Township 22 South, Range 1 East, and run thence South along the West line of said Quarter Quarter Section a distance of 808.54 feet to the point of beginning of the parcel herein described; thence continue South along the West line of said Quarter Quarter Section a distance of 515.52 feet; thence turn an angle to the left of 88 deg. 14' 48" and run a distance of 307.57 feet to the West right of way line of Alabama State Highway No. 45; thence turn an angle to the left of 74 deg. 22' 11" and run along the West right of way line of said highway a distance of 549.98 feet; thence turn an angle to the left of 107 deg. 22' 25" and run a distance of 472.31 feet to the point of beginning, and containing 4.67 acres, according to survey of Frank W. Wheeler, Registered Land Surveyor, dated May 14, 1980.

Subject to easements and rights of way of record.

And Subject to purchase money mortgage in the amount of \$10,750.00.

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 5th day of March, 1981.

WITNESS:

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

1981 MAR - 6 PM 8:00 (Seal)

(Seal)

Notary Public (Seal)

Beatrice E. Johnson (Seal)
(Beatrice E. Johnson)

Jack E. Johnson (Seal)
(Jack E. Johnson)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Beatrice E. Johnson and Jack E. Johnson, 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 5th day of March, A. D. 1981.