

This instrument was prepared by

(Name) Norman L. Cullen

(Address) 3324 Independence Drive, Birmingham, Alabama, 35209

19810406000037330 Pg 1/3 .00
Shelby Cnty Judge of Probate, AL
04/06/1981 00:00:00 FILED/CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six thousand and no/100 (\$6,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Tommie J. Barnes and wife, Sharon Barnes; Harold H. Benson, Jr., an unmarried man and Linda Benson, an unmarried woman

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

H. O. Rich and wife, Gayle Rich

(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:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A".

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BOOK

The purchase price recited above was paid from a mortgage loan simultaneously herewith.

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 26th day of March, 19 81.

WITNESS:

Linda Benson (Seal)
Linda Benson

(Seal)

(Seal)

Tommie J. Barnes (Seal)

Sharon Barnes (Seal)

Harold H. Benson, Jr. (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 Tommie J. Barnes and wife, Sharon Barnes, whose names 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 26th day of March, A. D. 19 81

Notary Public.

Central State Bank

Central State Bank
P.O. Box 190
Gadsden, AL 359040

TO

WARRENTY DEED
INTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM

LAND TITLE COMPANY OF ALABAMA

317 NORTH 20th STREET
BIRMINGHAM, ALABAMA 35203

General Acknowledgment

STATE OF ALABAMA
Shelby County

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harold H. Benson, Jr., 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 26th day of March, 1981.

Frank E. Langford
Notary Public

General Acknowledgment

STATE OF ALABAMA
Shelby County

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Linda Benson, an unmarried woman 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 26th day of March, 1981.

Frank E. Langford
Notary Public

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EXHIBIT "A"

PARCEL NO. 1 - Commence at the Northwest corner of Section 32, T-21-S, R-1-W, thence run East along the North line of said Sec. 32, a distance of 189.78 feet; thence turn an angle of 90 deg. to the right and run a distance of 305.70 feet; thence turn an angle of 32 deg. 07 min. to the left and run a distance of 400.62 feet; thence turn an angle of 19 deg. 07 min. 07 sec. to the right and run a distance of 123.04 feet; thence turn an angle of 40 deg. 35 min. 02 sec. to the left and run a distance of 280.00 feet to a point on the Northwest right of way line of the Southern Railroad; thence turn an angle of 92 deg. 35 min. to the right and run along said Railroad R/W a distance of 169.54 feet; thence turn an angle of 00 deg. 35 min. to the left and continue along the R/W a distance of 60.06 feet; thence turn an angle of 02 deg. 07 min. 58 sec. to the left and continue along said R/W a distance of 226.82 feet; thence turn an angle of 02 deg. 17 min. 54 sec. to the left and run along said R/W a distance of 66.79 feet; thence turn an angle of 05 deg. 24 min. 40 sec. to the right and run along the North margin of a gravel road a distance of 132.13 feet; thence turn an angle of 10 deg. 26 min. 22 sec. to the left and run along the margin of said gravel road a distance of 47.71 feet; thence turn an angle of 3 deg. 38 min. 03 sec. to the right and run along the north margin of said road a distance of 161.44 feet to the point of beginning; thence turn an angle of 01 deg. 10 min. 10 sec. to the left and continue along the north margin of said road a distance of 297.95 feet; thence turn an angle of 02 deg. 09 min. 14 sec. to the left and continue along said road a distance of 154.57 feet to a painted line and old wire fence; thence turn an angle of 153 deg. 19 min. 54 sec. to the right and run along the old wire fence a distance of 522.25 feet; thence turn an angle of 120 deg. 01 min. 07 sec. to the right and run a distance of 246.02 feet to the point of beginning. Situated in the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Sec. 32, T-21-S, R-1-W and containing 1.26 acres.

PARCEL NO. 2 - Commence at the Northwest corner of Sec. 32, T-21-S, R-1-W, thence run East along the North line of said Sec. 32 a distance of 189.78 feet; thence turn an angle of 90 deg. to the right and run a distance of 305.70 feet; thence turn an angle of 32 deg. 02 min. to the left and run a distance of 400.62 feet; thence turn an angle of 19 deg. 07 min. 07 sec. to the right and run a distance of 123.04 feet; thence turn an angle of 40 deg. 35 min. 02 sec. to the left and run a distance of 280.00 feet to a point on the Northwest right of way line of the Southern Railroad; thence turn an angle of 92 deg. 35 min. to the right and run along said Railroad R/W a distance of 169.54 feet; thence turn an angle of 00 deg. 35 min. to the left and continue along the R/W a distance of 60.06 feet; thence turn an angle of 02 deg. 07 min. 58 sec. to the left and continue along said R/W a distance of 226.82 feet; thence turn an angle of 02 deg. 17 min. 54 sec. to the left and run along said R/W a distance of 66.79 feet; thence turn an angle of 05 deg. 24 min. 40 sec. to the right and run along the North margin of a gravel road a distance of 132.13 feet to the point of beginning; thence turn an angle of 10 deg. 26 min. 22 sec. to the left and run along the margin of said gravel road a distance of 47.71 feet; thence turn an angle of 3 deg. 38 min. 03 sec. to the right and run along the north margin of said road a distance of 161.44 feet; thence turn an angle of 90 deg. 01 min. 37 sec. to the right and run a distance of 246.02 feet to a painted line and old wire fence; thence turn an angle of 59 deg. 58 min. 53 sec. to the right and run along said wire fence a distance of 158.00 feet; thence turn an angle of 83 deg. 25 min. 01 sec. to the right and run a distance of 123.55 feet; thence turn an angle of 36 deg. 57 min. 55 sec. to the right and run a distance of 222.77 feet to the point of beginning. Situated in the W $\frac{1}{2}$ of the NW $\frac{1}{4}$, sec. 32, T-21-S, R-1-W, and containing 1.36 acres.

STATE OF ALA. SHELBY CO.
J. C. GENTRY, JR.
CLERK OF PROBATE

1981 APR -6 AM 9:49

Thomas A. Shumaker
JUDGE OF PROBATE

Sum. Mtg. 4-11-81 6

Rec. 5:50

Ind. 1:00
6:50