



american title insurance company

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Shelby Cnty Judge of Probate, AL
04/20/1981 00:00:00 FILED/CERTIFIED

This instrument was prepared by

(Name) JAMES F. BURFORD, III, Suite 2900

(Address) 300 Vestavia Office Park, Birmingham, Alabama 35216

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Thousand and no/100 (\$2,000.00) Equity DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Ronnie M. Thomas and wife, Sarah A. Thomas

(herein referred to as grantors) do grant, bargain, sell and convey unto
James S. Bennett, Jr., and Catherine Bennett

(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 12, Block 1, according to the survey of Green Valley as recorded in Map Book 5,
Page 94 in the Probate Office of Shelby County, Alabama. SUBJECT TO:

1. Mortgage from Ronnie M. Thomas and wife, Sarah A. Thomas to Johnson & Associates
Mortgage Company recorded in Mortgage Book 388, Page 843, Shelby County, Alabama.
2. Taxes for the year 1981 and thereafter.
3. Building setback line of 30 feet reserved from Dale Drive as shown by plat.
4. Public utility easements as shown by recorded plat, including 10' easement
on the East.
5. Restrictions, covenants and conditions as set out in instrument recorded in
Misc. Book 1, Page 10 and Deed Book 271 Page 242 in Probate Office.
6. Transmission Line Permit to Alabama Power Company as shown by instrument
recorded in Deed Book 101, Page 79, Deed Book 126, Page 174 and in Deed
Book 277 Page 23.
7. Agreement with Alabama Power Company as to underground cables recorded in
Misc. Book 1, Page 308 and in Misc. Book 1, Page 308 in Probate Office.

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 ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 15th
day of April, 1981.

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, JAMES F. BURFORD, III a Notary Public in and for said County, in said State,
herby certify that Ronnie M. Thomas and wife, Sarah A. Thomas
whose name S. A. Thomas signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this 15th day of April, 1981, that, being informed of the contents of the conveyance, they have executed the same voluntarily
on the 15th day of April, 1981.

Given under my hand and official seal this 15th day of April, 1981.

B.T.

Notary Public

BOOK 332 PAGE 359