

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Harold H. Benson, Jr. and Linda Benson

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

Tommie J. Barnes and wife, Sharon Barnes

(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:

A track of land situated in the W½ of NW¼ of Section 32, Township 21, Range 1 West, described as follows: Beginning at the Northwest corner of said Section 32, Township 21, Range 1 West and run thence south 33 deg. 30 min. East 1259 feet; more or less, to the west right of way line of the Southern Railway Company's railroad; run thence in a southwesterly direction and along the west right of way line of said Southern Railway Company's right of way to the intersection of the west line of Section 32; run thence north along the west line of said Section 32 to the northwest corner thereof, being the point of beginning, and containing 14.4 acres, more or less.

Also, a track of land in the NW¼ of the NW¼ of said Section 32, Township 21, Range 1 West, described as follows: Commencing at the northwest corner of said Section 32 and run thence south 33 deg. 30 min. East a distance of 774 feet to a point of beginning; run thence north 58 deg. east 110 feet; run thence north 59 deg. 20 min. east 168.5 feet; run thence south 79 deg. 50 min. east 86.2 feet; run thence south 33 deg. 35 min. east 80.2 feet to the west boundary line of the County Road; run thence south 13 deg. 5 min. east 153 feet along the western margin of said road; run thence south along the western margin of said road 33 deg. 55 min. west 298.5 feet; run thence north 33 deg. 30 min. west 408 feet to point of beginning being 2.5 acres, more or less.

\$22,000.00 was paid from a mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEEES 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 ~~XX~~ (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 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 2nd day of February, 1982

STATE OF ALA. SHELBY CO. *See Mtg 4/8 p. 465*
 I CERTIFY THIS
 INSTRUMENT WAS FILED
 1982 MAR 15 AM 10:55
Rec 150
(Seal) 100
Harold P. Benson (Seal)
(Seal) 250
Linda Benson (Seal)

1982 MAR 15 AM 10:55

Thomas A. Swenden, Jr.
JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Harold H. Benson, Jr. and Linda Benson
whose names are signed to the foregoing conveyance, and who are
on this day, that, being informed of the contents of the conveyance they
on the day the same bears date, executed the same voluntarily

Given under my hand and official seal this 2nd day of February 1961

Central State Bank
Calera, Ala.

