

(Name)

(Address)

Form 1-1-5 Rev. 1-55

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 Two Thousand Five Hundred and No/100 (\$2,500.00) DOLLARS

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

Mildred B. Branson and Husband John W. Branson
(herein referred to as grantors) do grant, bargain, sell and convey unto

✓ Howard E. Benson and Bunney F. 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:

Lots 7, 8 and 9, of Block 02, according to Safford's Map of the Town of Shelby, dated 1890.

Lot 1, Block 31, lying West of County Road;
Also Lots 4, 5 and 6, Block 32;
All according to Safford's Map of the Town of Shelby, Alabama, prepared in the year 1890, and which is recorded in the Probate Office of Shelby County, Alabama.

Lots 10, 11 and 12, Block 32, and that portion of Lot No. 7, Block 31, lying West of County Road right of Way, all according to Safford's Map of the Town of Shelby, Alabama, prepared in the year 1890 and which is recorded in the Probate Office of Shelby County, Alabama.

There is excepted herefrom rights of way or easements now existing, if any.

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 19th day of July, 1982.

WITNESS

Sam Munnif (Seal)
I CERTIFY THIS DEED WAS FILED
1982 JUL 19 PM 1:31
JUDGE OF PROBATE
STATE OF ALABAMA
SHELBY COUNTY
Mildred B. Branson (Seal)
John W. Branson (Seal)
Deed TAX 2.50
Rec 1.50
Ind 1.00
\$5.00
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mildred B. Branson and John W. Branson whose name is 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 19th day of July, A. D. 1982.

Sam Munnif
Notary Public.

RT 1 Box 98
Shelby, AL 35143