

(Name) Courtney H. Mason, Jr.

Cahaba Title, Inc.(Address) P.O. Box 1007
Alabaster, AL 35007Highway 31 South at Valleydale Road
P. O. Box 689
Pelham, Alabama 35124Policy Issuing Agent for
Safeeco Title Insurance Co.
TELEPHONE: 988-5600

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 THOUSAND ONE HUNDRED AND NO/100TH (\$10,100.00) DOLLARS

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

Jerry Lee Bennett and wife, Joyce D. Bennett
(herein referred to as grantors) do grant, bargain, sell and convey unto

Leonard L. Greer and wife, Katherine D. Greer

(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 16, in Block 1, according to the survey of Hamlet, Second Sector, as recorded in Map Book 8, Page 36, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

And as further consideration, the herein grantees expressly assume and promise to pay that certain mortgage to Mortgage Corporation of the South, dated January 6, 1981, and recorded in Mortgage Book 409, Page 97, in the Probate Office of Shelby County, Alabama, and assigned to Central Bank of Birmingham, as Trustee under Trust Indenture dated October 1, 1980, with Alabama Housing Finance Authority, said assignment dated 6th January 1981, and recorded in Misc. Book 39, Page 4, in the Probate Office.

GRANTORS' ADDRESS: 16 MONTE TIERRA TRAIL MONTEVILLO, AL. 35115

GRANTEES' ADDRESS: 648 11th Street N. W., Alabaster, Alabama 35007

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 10th day of August 1983.

WITNESS:

SHELBY COUNTY, ALABAMA
I CERTIFY THIS
DEED WAS FILED

1983 AUG 11 PM 3:57

F. H. HENDERSON, JR.
NOTARY PUBLICJerry Lee Bennett
JERRY LEE BENNETT (Seal)Joyce D. Bennett
JOYCE D. BENNETT (Seal)STATE OF ALABAMA
SHELBY COUNTYPaid TAX 10.50
Rec 1.50
Ins 1.00
13.00

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry Lee Bennett and wife, Joyce D. Bennett 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 10th day of August A. D. 1983