

SEND TAX NOTICE TO:

(Name) Mr. & Mrs. Jerry L. Bennett
16 Monte Tierra Trail
 (Address) Montevallo, Alabama 35115

This instrument was prepared by

(Name) William A. Jackson, Attorney
2204 Lakeshore Drive, Suite 320
 (Address) Birmingham, Alabama 35209

Form 1-1.3 Rev. 3/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Nine Thousand and No/100----- DOLLARS

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

W. A. Henke, an unmarried man,

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

Jerry L. Bennett and wife, Joyce D. Bennett

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

From the NE corner of Lot 26, Lacoosa Subdivision, per Map Book 5, Page 35, Shelby County Probate Office, run East along South right-of-way of North River Drive 200 feet to point of beginning; thence deflect right 90° for 170 feet; thence deflect left 84° 24' for 25 feet; thence deflect right 33° 14' for 25 feet; thence deflect left 79° 04' for 159.3 feet to road; thence run Northerly and Westerly along road 206.77 feet, more or less to the poing of beginning.

Subject to easements and restrictions of record.

\$4,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

There shall be no boathouse or other buildings constructed thereon which will project or extend past the present water line or extend out of the said water from the water line. Said owner of said lot shall have the right, however, to construct a pier, the design of which is to be approved by the grantor or his successors and assigns, extending into said water and water line in such a manner as to not obstruct navigation on said water to and from other boathouses and piers located in said subdivision.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, I have hereunto set my hand(s) and seal(s), this 12th

day of September, 19 84

WITNESS:

Deed TAX 5.00
Rec 2.50
Inst 1.00
8.50

1984 SEP 14 AM 9:41
 (Seal)
 (Seal)
 (Seal)

W. A. Henke (Seal)
W. A. Henke (Seal)
Bill G. Henke, Attorney in Fact (Seal)
 (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned

hereby certify that Bill G. Henke, whose name as Attorney in Fact for W. A. Henke, an unmarried man,
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, in his capacity as Attorney in Fact and with full authority.

Given under my hand and official seal this 12th day of September, A.D. 19 84.

Notary Public.