

This instrument was prepared by:  
 (Name) COURTNEY H. MASON, JR.  
 (Address) 2032 Valleydale Road  
Birmingham, Alabama 35244

Send Tax Notice to:  
 (Name) PHILIP W. DENNIS  
 (Address) 2316 CHANDAWOOD DR.  
PELHAM, AL. 35124

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVEN THOUSAND NINE HUNDRED AND NO/100ths DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
A.J. BENINTENDE AND WIFE, VIRGINIA L. BENINTENDE

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

PHILIP WESLEY DENNIS AND WIFE, SUSAN RENEE DENNIS

(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 256, according to the Survey of Chandalar South, Sixth Sector, Addition, as recorded in Map Book 7, page 50, in the Probate Office of Shelby County, Alabama, being 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 grantee(s) expressly assumes and promises to pay that certain mortgage to Liberty Mortgage Corporation and assigned to Mortgage Corporation of the South as recorded in Mortgage Book 42, Page 425, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

GRANTEES' ADDRESS: 2316 Chandawood Drive, Pelham, Alabama 35124

STATE OF ALA. SHELBY CO.  
 I CERTIFY THIS  
 INSTRUMENT WAS FILED  
 1986 JUN -2 PM 12:00

*Thomas A. Henderson, Jr.*  
 JUDGE OF PROBATE

1. Deed Tax \$ 8.00  
 2. Mtg. Tax         
 3. Recording Fee 2.50  
 4. Indexing Fee 1.00  
 TOTAL 11.50

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 for 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 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 30th day of May, 19 86.

WITNESS

\_\_\_\_\_  
 (Seal)  
 \_\_\_\_\_  
 (Seal)  
 \_\_\_\_\_  
 (Seal)

*A.J. Benintende*  
 A.J. BENINTENDE (Seal)  
*Virginia L. Benintende*  
 VIRGINIA L. BENINTENDE (Seal)  
 \_\_\_\_\_ (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that A.J. Benintende and wife, Virginia L. Benintende whose name 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 30th day of May, A.D., 19 86