

Mr & Mrs Robert A. McLendon
425 122 Ave
Midfield, Ala 35228

This instrument was prepared by

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(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWENTY-TWO THOUSAND AND NO/100 (\$22,000.00) ----- DOLLARS

to the undersigned grantor, Rux Carter Insurance Agency, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Robert A. McLendon and wife, Jureda A. McLendon

(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 4, Bentley Addition to Shelby Shores, Sector II, as recorded in Map
Book 13, page 16, in the Probate Office of Shelby County, Alabama; being
situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

1. Taxes for the year 1989 are a lien, but not due and payable until
October 1, 1989.
2. Building setback line of 35 feet reserved from Pine Knoll Circle as
shown by plat.
3. Restrictions, covenants and conditions as set out in instrument recorded
in Real 76, page 565; Real 218, page 204 and Deed Book 340, page 801
in Probate Office.
4. Transmission Line Permit to Alabama Power Company as shown by instrument
recorded in Deed Book 225, page 918 and Deed Book 225, page 921 in
Probate Office.
5. Right-of-way granted to Alabama Power Company and South Central Bell by
instrument recorded in Deed Book 225, page 453 and Deed Book 260, page
706 in Probate Office.
6. Mineral and mining rights not owned by the Grantor.
7. Rights of riparian owners in and to the use of said Lay Lake.
8. Flood Rights acquired by Alabama Power Company as shown by instrument
recorded in Deed Book 253, page 116 and Deed Book 253, page 120 in
Probate Office.
9. Subject to 100 year flood line as shown by Map Book 13, page 16.
10. The property herein conveyed is located in a sinkhole prone area.

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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and
its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, George T. Bentley
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of April 19 89

ATTEST: 1. Deed Tax \$ 22.00 RUX CARTER INSURANCE AGENCY, INC.

2. Mtg. Tax

3. Recording Fee 2.50

4. Indexing Fee 1.00

STATE OF ALABAMA
COUNTY OF SHELBY

STATE OF ALA, SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

89 APR -5 AM 10:55

JUDGE OF PROBATE

By George T. Bentley
President

1, the undersigned authority a Notary Public in and for said County in said
State, hereby certify that George T. Bentley
whose name as President of Rux Carter Insurance Agency, Inc.
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

Given under my hand and official seal, this the 5th

day of April

19 89

Peggy J. Letson
Notary Public

Return to WELF