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This instrument was prepared by:

(Name) Irene B. Sanford
(Address) 1527 Timber Drive
Helena, AL 35080

Send Tax Notice to:

(Name) Steve D. & Gail O. Sauer
(Address) 6151 Chelsea Road
Columbiana, AL 35051

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of twenty-one thousand and five hundred DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

JOHN L. BENEDICT & JOANNA E. BENEDICT

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

STEVE D. SAUER & GAIL O. SAUER

(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, the following described real estate situated in Shelby County, Alabama to-wit:

From the N.E. corner of the SE $\frac{1}{4}$ -SE $\frac{1}{4}$ of Section 22, T20S-R1W, being the point of beginning of herein described parcel of land, run thence West along the North boundary of said SE $\frac{1}{4}$ -SE $\frac{1}{4}$ a distance of 306.5665 feet; thence turn 89°43'20" left and run 536.0458 feet to a point in a man made lake; thence turn 129°23'40" left and run 254.1540 feet to a point on the bank of referenced man made lake; thence turn 41°55'57" left and run 316.34 feet; thence turn 35°50'45" right and run 89.0706 feet to the point of beginning of herein described parcel of land, containing 2.341 acres, also, a 60.0 foot easement for ingress and egress and utilities being 60.0 feet South of and parallel to the North boundary of the SW $\frac{1}{4}$ -SW $\frac{1}{4}$ of Section 23, T20S-R1W, extending East from the West boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section to County Hwy. #47, also a 60.0 foot easement for ingress and egress and utilities, being 30.0 feet either side of the North boundary of aforementioned SE $\frac{1}{4}$ -SE $\frac{1}{4}$ of Section 22, T20S-R1W, extending West from the East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section to the West boundary of the aforescribed parcel of land.

Inst # 1992-12342
06/26/1992-12342
09:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 28.00

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.

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 25th day of June, 19 92.

WITNESS

Irene B. Sanford (Seal)
Irene B. Sanford (Seal)

(Seal)

John L. Benedict (Seal)
Joanna E. Benedict (Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY }

General Acknowledgment

I, Irene B. Sanford, a Notary Public in and for said County, in said State, hereby certify that John L. Benedict and Joanna E. Benedict 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 25th day of June A.D., 19 92

MY COMMISSION EXPIRES JULY 15, 1992

My Commission Expires:

Irene B. Sanford

Notary Public