

THIS INSTRUMENT WAS PREPARED BY:
JAMES M. KENDRICK, Attorney at Law
2026 2nd Avenue North, Suite 900
Birmingham, AL 35203
(205) 252-5050
WITHOUT BENEFIT OF TITLE EXAMINATION
LEGAL BEING FURNISHED BY THE GRANTEES

SEND TAX NOTICE TO:
WILLIAM M. AND JANICE LEE
8845 BEAR CREEK ROAD
STERRETT, ALABAMA 35147

Inst # 1995-04691

WARRANTY DEED - JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF TWO THOUSAND DOLLARS (\$2,000.00) to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, I, KENNETH W. BENOSKIE, a married man, (herein referred to as grantor), grant, bargain, sell and convey unto WILLIAM M. LEE and wife, JANICE LEE, (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:

Commence at the southwest corner of Section 25, Township 24 north, Range 15 east, Shelby County Alabama and run thence easterly along the south line of said section 25 a distance of 879.58' to a point; Thence turn 94°02'00" left and run northerly 410.63' to a point; Thence turn 89°17'00" right and run easterly a distance of 354.30' to the point of beginning of the property being described; Thence continue along last described course a distance of 122.0' to a point on the water line edge of Lay Lake; Thence turn 94°34'00" right and run southerly along the water line edge of said Lay Lake a distance of 90.0' to a point; Thence turn 90°31'58" right and run westerly a distance of 105.0' to a point; Thence turn 58°08'53" right and run northwesterly a distance of 31.97' to a point; Thence turn 31°19'09" right and run northerly a distance of 52.0' to the point of beginning, containing 0.21 of an acre. Property is subject to any and all agreements, easements, restrictions and/or limitations of probated record or applicable law.

02/22/1995-04691
02:23 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

The above described property is not the homestead of the Grantor nor the Spouse of the Grantor.

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 the right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 5th day of January, 1995.

Kenneth W. Benoskie (Seal)
KENNETH W. BENOSKIE

STATE OF ALABAMA)
Jefferson COUNTY)

GENERAL ACKNOWLEDGEMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that KENNETH W. BENOSKIE, a married man, whose name 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.

GIVEN under my hand and official seal this 5th day of January, 1995.

Lorie J. McGowan
NOTARY PUBLIC