

Important: Read Instructions on Back Before Filling out Form.

09/29/1995-27447
02:35 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DDY SNA 25.60

This instrument was prepared by
Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY THREE THOUSAND & NO/100---- (\$93,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, Mark D. Bertovic and wife, Lynn M. Bertovic (herein referred to as grantors), do grant, bargain, sell and convey unto Carl D. Benson, Jr. and wife, Jeanne Marie Benson (herein referred to as GRANTEE) 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 and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 36, according to the Map and Survey of the Sixth Sector of Hamlet as recorded in Map Book 9, page 97, in the Office of the Judge of Probate, Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$93,108.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 907 6TH AVENUE NW, ALABASTER, ALABAMA 35007

TO HAVE AND TO HOLD to the said GRANTEE 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 right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEE, 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 stated 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 17th day of July, 1992.

Mark D. Bertovic
Mark D. Bertovic

Lynn M. Bertovic
Lynn M. Bertovic

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark D. Bertovic and wife, Lynn M. Bertovic 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 17th day of July A.D., 1992

COURTNEY MASON & ASSOCIATES
NOTARY PUBLIC
3.3.95

Notary Public

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NOTARY PUBLIC