

This instrument was prepared by

Courtney Mason & Associates PC  
1904 Indian Lake Drive, Ste 100  
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 FOURTEEN THOUSAND & NO/100---- (\$14,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Bessie W. Brandenburg and husband, Homer L. Brandenburg (herein referred to as grantors), do grant, bargain, sell and convey unto Paul Bendily and wife, Lydia A. Bendily (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:

See Legal Description Attached as Exhibit "A".

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

GRANTEES' ADDRESS: 9th Street S.W. Alabaster, Alabama 35007

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 right of reversion.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 8th day of January, 1996.

Bessie W. Brandenburg (SEAL)  
Bessie W. Brandenburg  
Homer L. Brandenburg (SEAL)  
Homer L. Brandenburg

1996-00945  
JAN 10 1996  
SHELBY COUNTY JUDGE OF PROBATE  
02:16 PM  
002 SNA 25.00

STATE OF ALABAMA

SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that Bessie W. Brandenburg and husband, Homer L. Brandenburg 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 8th day of January A.D., 1996

Courtney H. Mason, Jr.  
Notary Public

COURTNEY H. MASON, JR.  
MY COM. EXPIRES 3/3/00

EXHIBIT "A"

A parcel of land in the NW 1/4 of the SW 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Northeast corner of said 1/4 1/4 Section; thence run West along the North 1/4 1/4 line 214.05 feet to a point on the West right of way of Ninth Street, Southwest and the point of beginning; thence continue last course 221.77 feet; thence turn left 89 deg. 41 min. 20 sec. and run South 100.00 feet; thence turn left 90 deg. 18 min. 40 sec. and run East 221.77 feet; thence turn left 89 deg. 41 min. 20 sec. and run North 100.00 feet to the point of beginning; being situated in Shelby County, Alabama.

ALSO: A non-exclusive easement for ingress, egress and utilities, 50 feet wide, described as follows:

Commence at the Northeast corner of the NW 1/4 of the SW 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama; thence run West along the North 1/4 1/4 line 164.05 feet to a point on the East right of way of Ninth Street, Southwest and the point of beginning; thence continue last course 50.00 feet to a point on the West right of way of said Ninth Street, Southwest; thence turn left 89 deg. 41 min. 20 sec. and run South 100.00 feet; thence turn left 90 deg. 18 min. 40 sec. and run East 50.00 feet; thence turn left 89 deg. 41 min. 20 sec. and run North 100.00 feet to the point of beginning of said easement.

V B. Sh. B.  
H.B.

Inst # 1996-00945

01/10/1996-00945  
02:16 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
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