

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Two Thousand Four Hundred and no/100 Dollars (\$102,400.00) to the undersigned Grantors, Pamela Putman Bennett and husband, Carl D. Bennett in hand paid by the GRANTEEES, herein, the receipt whereof is acknowledged, we, Pamela Putman Bennett and Carl D. Bennett, (herein referred to as Grantors) do grant, bargain, sell and convey unto Brian D. Turner, Jr. and Karen Michelle Turner, (herein referred to as GRANTEEES) 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:

Lot 9, in Block 3, according to the Survey of Cahaba Valley Estates, Third Sector, as recorded in Map Book 5, Page 107, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements, restrictions, limitations and rights of way of record as follows:

A 50 foot building set back line as shown by record plat; a 20 foot easement across rear of subject property as shown by record plat; a 7.5 easement along the north side of subject property as shown by record plat; restrictions, conditions and limitations as recorded in Misc. Book 2, Page 224; easements to Alabama Power Company recorded in Deed Book 108, Page 378; easements to Alabama Power Company and South Central Bell as recorded in Deed Book 277, Page 640; easements to South Central Bell recorded in Deed Book 276, Page 39; oil, gas and mineral and mining rights and all right incident thereto.

A Purchase Money Mortgage in the amount of \$101,943.00 is filed simultaneously herewith.

Pamela P. Griffith, grantee in that deed recorded in Real Record 122, Page 258 and Pamela Putman Bennett, grantor herein, are one and the same person.

TO HAVE AND TO HOLD to the said GRANTEEES 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 we do for us and for our heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set my hand and seal this the 15th day of February, 1996.

WITNESS

Pamela Putman Bennett (L.S.)
Pamela Putman Bennett

Carl D. Bennett (L.S.)
Carl D. Bennett

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Pamela Putman Bennett and Carl D. Bennett, 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 for and as their act on the day the same bears date.

Given under my hand and seal this the 15th day of February, 1996.

Mark A. Pickens
Notary Public
My commission expires: 1/22/97



This instrument is prepared by:
Mark A. Pickens, Attorney at Law
P. O. Box 59372
Birmingham, Alabama 35259

Grantee's Address:
932 Ryecroft Road
Pelham, AL 35124

02/19/1996-05265
12:29 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00