

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

143 Main, P.O. Box 91
Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to ☒ **Bruce Craig Bennett and Anita F. Bennett**
(Name)

(Address) 2157 1/2 Shadybrook Lane
Hoover, AL 35226

MINIMUM VALUE: \$1,000.00

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

} **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Dollar, (\$1.00) and other good and valuable consideration DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Robert Earl Brantley and wife, Hilde Brantley

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

Bruce Craig Bennett and wife, Anita F. Bennett

(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:

Parcel 1-A of the Brantley-Bennett Re-Subdivision, as recorded in the Probate Office of Shelby County, Alabama, at Map Book 21, Page 42, all being situated in the SW 1/4 of the NW 1/4 of Section 19, Township 22 South, Range 4 West, Shelby County, Alabama.

ALSO, a 20-foot easement for ingress, egress and utilities, named "Lawrence Lane", which traverses from Shelby County Highway No. 10, in a Westerly direction to the Southernmost property line of said Parcel 1-A, same being designated within the recorded Family Re-Subdivision Plat, as hereinabove described.

ALSO, inclusive of a 10-foot driveway that runs across the Southwest corner of Parcel 1-B and enters the Southeast corner of Parcel 1-A, as shown upon said re-subdivision survey plat.

Inst # 1996-21425

07/03/1996-21425
10:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
9.50

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 for 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 2nd day of July, 19 96.

WITNESS

(Seal)

(Seal)

(Seal)

Robert Earl Brantley (Seal)

Hilde Brantley (Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

} **General Acknowledgment**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert Earl Brantley and wife, Hilde Brantley 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 2nd day of July, A.D. 19 96

My Commission Expires 5/17/99

L. Michele
Notary Public