

Send Tax Notice To:

Bruce Craig Bennett
 145 Lawrence Lane
 Montevallo, AL 35115
 PID# 58-27-4-19-2-2-1

CORPORATION FORM 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-Two Thousand Four Hundred and 00/100 (\$92,400.00)

to the undersigned Grantor Wright Homes, Inc. a corporation, (herein referred to as Grantor) does by these presents grant, bargain, sell and convey unto

Bruce Craig Bennett and 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, together with every contingent remainder and right of reversion, 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 Southwest 1/4 of the Northwest 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. Easement to run with land.

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. Easement to run with land.

\$82,400.00 of the above stated consideration was paid from the proceeds of a mortgage loan of even date and closed simultaneously herewith.

This conveyance is made subject to ad valorem taxes for 1997, said taxes being a lien but not due and payable until October 1, 1997 and further subject to easements, covenants and restrictions, building lines, right of way(s), limitations and agreements as the same are filed of record in said Probate Office.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

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; it being the intention of the parties to this conveyance, that, unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein, in the event one GRANTEE herein survives the other, the entire interest in fee simple in and to the property described hereinabove shall pass to the surviving GRANTEE, and if one does not survive not survive the other, then the heirs

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and assigns of the GRANTEES herein shall take as tenants in common.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its President, who is authorized to execute this conveyance, hereto set its signature and seal this 11th day of February, 1997.

Wright Homes, Inc.


Richard A. Wright, President

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Richard A. Wright** and whose name as **President of Wright Homes, Inc.**, a corporation, 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/she as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal, this 11th day of February, 1997.


Notary Public
My commission expires: 01/24/99

97036B

This instrument prepared by:

Thomas E. Norton, Jr., Attorney at Law
Second Floor East
Mountain Brook Center
2700 Highway 280 South
Birmingham, AL 35223

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