

WARRANTY DEED--JOINT TENANCY

Corrected Deed  
Book 070 Page 699

Please send tax  
notice to:

Don P. Davison  
Route 2 Box 151  
Montevallo, Al.  
35115

State of Alabama)  
County of Shelby)

Know all men by these presents, that in consideration of ten dollars and other good and valuable consideration, to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I, Kenneth W. Benoskie, of 2468 Burgundy Drive, Birmingham, Al. 35244 (herein referred to as grantors, whether one or more) do grant, bargain, sell and convey unto Don P. Davison and wife Sandra C. Davison, of Route 2 Box 151, Montevallo, Al. 35115 (herein referred to as grantees) for and during their joint lives and upon the death of either of them, then the survivor of them in fee simple, together with every contignet remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

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Commence at the Southwest corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama and run thence Easterly along the South line of said Section 25 a distance of 895.58 feet to a point; thence turn an angle of 94 deg. 02 min. to the left and run Northerly a distance of 410.63 feet to a point; thence turn an angle of 89 deg. 17 min. right and run Easterly a distance of 173.12 feet to a point; thence turn an angle of 57 deg. 02 min. 39 sec. to the right and run a distance of 368.53 feet to the point of beginning of the property being described; thence turn an angle of 86 deg. 31 min. 22 sec. to the right and run Southeasterly a distance of 60.02 feet to a point on the water line contour of 397 of Lay Lake; thence turn an angle of 92 deg. 47 min. 11 sec. to the left and run Southeasterly along the said water line of Lay Lake a distance of 90.42 feet to a point; thence turn an angle of 87 deg. 49 min. 46 sec. to the left and run Northeasterly a distance of 56.50 feet to a point; thence turn an angle of 89 deg. 56 min. 24 sec. left and run Northwesterly a distance of 89.71 feet to the point of beginning.

207 304 100

ALSO, a strip of land 15.00 feet wide for the purpose of an access easement to serve certian property as shown hereon the centerline of which traverses an existing dirt or gravel road and is herewith described, the easement being 7.50 feet of either side of described centerline: Commence at the Southwest corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama and run thence Easterly along the South line of said Section 25 a distance of 895.59 feet to a point; thence turn an angle of 94 deg. 02 min. to the left and run Northerly a distance of 410.63 feet to a point; thence turn an angle of 89 deg. 17 min. to the right and run Easterly a distance of 173.12 feet to a point; thence turn an angle of 57 deg. 02 min. 30 sec. to the right and run a distance of 368.53 feet to a point; thence turn an angle of 93 deg. 28 min. 38 sec. to the left and run a distance of 7.50 feet to the centerline of an existing dirt road and the point of beginning of the easement on centerline, being described; thence turn an angle of 86 deg. 09 min. to the left and run along centerline of existing road a distance of 180.80 feet to a point; thence turn an angle of 20 deg. 35 min. to the left and run along said centerline of said road a distance of 50.30 feet to a point; thence turn an angle of 39 deg. 38 min. to the left and continue along centerline of said road a distance of 53.32 feet to a point; thence turn an angle of 30 deg. 38 min. to the left and continue along centerline of said road a distance of 58.71 feet to a point; thence turn an angle of 25 deg. 50 min. to the left and continue along centerline of said road a distance of 73.96 feet to a point; thence turn an angle of 13 deg. 46 min. to the left and continue along centerline of said road a distance of 254.12 feet to the end (or beginning) of easement, said point being the point of intersection on centerline, with a public road.  
All being situated in Shelby County, Alabama.  
Mineral and mining rights excepted.

Merchant, Paul, Bank

Subject to all agreements and/or restrictions of probated record or applicable law. The conveyed property forms no part of the homestead of the grantor.

To have and to hold to the said grantees for and during their joint lives and upon the death of either of them, then 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.

An I do for myself and for my heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and our heirs, executors, and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claim of all persons.

In witness of whereof, I have set my hand and seal, this 29th day of April, 1986.

Witness:

*[Signature]*

*[Signature]* (Seal)  
Kenneth W. Benoskie

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State of Alabama)  
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Kenneth W. Benoskie, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of April, 1986.



*[Signature]*  
Notary Public  
Notary Public, Alabama State At Large  
My Commission Expires January 23, 1989

\*\$5,000.00 of the purchase price recited above was paid from a mortgage closed simultaneous herewith.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1986 DEC 29 PM 3:38

*[Signature]*  
JUDGE OF PROBATE

1. Deed Tax *Corrected*  
2. Mtg. Tax  
3. Recording Fee 500  
4. Indexing Fee 100  
TOTAL 600

NOTARY PUBLIC