

This form furnished by:

Cahaba Title, Inc.

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This instrument was prepared by:
(Name) Courtney H. Mason, Jr.
(Address) PO Box 360187
Birmingham, AL 35236-0187

Send Tax Notice to:
(Name) James A. Benton
(Address) _____

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty thousand and 00/100ths (\$30,000.00) DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
E. Wayne McCain,

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

James A. Benton and wife, Jewell Benton

(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:

A parcel of land in the East 1/2 of the East 1/2 of Section 25, Township
20 South, Range 3 West, Shelby County, Alabama, described as follows:
Commence at the Northeast corner of said Section 25; thence run South
along the East section line 1680.48 feet; thence turn 87 deg. 44 min. 16
sec. right and run West 438.44 feet to a point on the Westerly right of
way of McCain Parkway and the point of beginning; thence continue last
course 236.13 feet to a point on the Easterly right of way of Interstate
65; thence turn 90 deg. 00 min. 00 sec. right and run Northerly along
said right of way 287.14 feet; thence turn 77 deg. 06 min. 02 sec. right,
and run Northeasterly and leaving said right of way 154.41 feet to a
point on the Westerly right of way of McCain Parkway; thence turn 106
deg. 41 min. 53 sec. right and run Southerly along said right of way
90.00 feet to a point on a counter clockwise curve having delta angle of
50 deg. 41 min. 54 sec. and a radius of 291.07 feet; thence run along the
arc of said curve 257.55 feet to the point of beginning; being situated
in Shelby County, Alabama.

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

1. Deed Tax \$ 30.00
2. Mfg. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 33.50

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, 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 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, I have hereunto set my hand(s) and seal(s), this 19th
day of February, 19 88

WITNESS

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

(Seal)

E. Wayne McCain
E. Wayne McCain

(Seal)

(Seal)

(Seal)

88 FEB 23 PM 12:36

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that E. Wayne McCain,
whose name 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 executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 19th day of February A.D., 19 88

3/10/91