

This form furnished by:

**Cahaba Title, Inc.**

Riverchase Office  
(205) 988-5600

Eastern Office  
(205) 833-1571

This instrument was prepared by:

(Name) Central State Bank

(Address) P. O. Box 180

Calera, Alabama 35040

Send Tax Notice to:

(Name) James Terry Benson

(Address) P. O. Box 143

Shelby, Alabama 35143

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventeen Thousand Five Hundred and No/100's \* \* \* \* \* DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Fred Wayne Horton a married man  
(herein referred to as grantors) do grant, bargain, sell and convey unto

James Terry Benson and wife, Linda G. Benson  
(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 situated in the SW 1/4 of SE 1/4 of Section 4, and the NW 1/4 of NE 1/4 of Section 9, Township 24 North, Range 15 East, Shelby County, Alabama more particularly described as follows:

Begin at the SE corner of the SW 1/4 of the SE 1/4 of Section 4, Township 24 North, Range 15 East; thence run Southerly along the East line of the NW 1/4 of the NE 1/4 of Section 9, Township 24 North, Range 15 East for 221.95 feet; thence 107 deg. 48 min. right run 627.58 feet; thence 76 deg. 42 min. 25 sec. right run 733.25 feet to the Southerly Right of Way of Shelby County Highway No. 46; thence 103 deg. 43 min. 44 sec. right run Southeasterly along said Right of Way for 610.91 feet; thence 76 deg. 16 min. 16 sec. right run 511.29 feet to the point of beginning; being situated in Shelby County, Alabama.

1. Deed Tax	\$ 17.50
2. ...	\$
3. ...	\$ 4.50
4. ...	\$ 3.00
5. ...	\$
6. ...	\$ 1.00
Total	\$ 26.00

Subject to all easements, rights of way and restrictions of record.

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 31 day of August, 19 90.

WITNESS

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

90 AUG 31 AM 10:34

Fred Wayne Horton (Seal)  
Fred Wayne Horton (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 Fred Wayne Horton 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of August A.D., 19 90

My Commission Expires August 10, 1993  
My Commission Expires:

Notary Public