

This instrument prepared by:  
Mary P. Thornton  
Dominick, Fletcher, Veilding,  
Wood & Lloyd, P.A.  
2121 Highland Avenue  
Birmingham, Alabama 35205

Send Tax Notice to:  
School House Properties

STATE OF ALABAMA )  
 )  
SHELBY COUNTY )

Inst # 1993-20843

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of Two Hundred Fifteen Thousand Dollars (\$215,000.00) to the undersigned KENNETH W. BENOSKIE, a married man, and BONITA LYNN MCCORD, a married woman ("GRANTORS" of Parcel I), HAROLD E. MCCORD and wife BONITA L. MCCORD ("GRANTORS" of Parcel II) and KENNETH W. BENOSKIE, a married man ("GRANTOR" of Parcel III) (collectively "GRANTORS") in hand paid by SCHOOL HOUSE PROPERTIES, an Alabama general partnership ("GRANTEE"), the receipt and sufficiency of which is hereby acknowledged, GRANTORS do by these presents grant, bargain, sell and convey unto the said GRANTEE the following described real estate situated in Shelby County, Alabama, to-wit:

**Parcel I:**

A part of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 5, Township 19, Range 1 West and more particularly described as follows:  
Begin at the NW corner of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 5, Township 19, Range 1 West, and run East along the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section for a distance of 660.0 feet; thence turn an angle to the right of 90 deg. 56 min. and run south for a distance of 933.78 feet for the point of beginning of the property herein conveyed; from this point of beginning continue on South a distance of 275.0 feet; thence turn West and run a distance of 660.0 feet; thence turn North and run a distance of 275.0 feet; then turn east and run 660.0 feet to the point of beginning; being situated in Shelby County, Alabama.

**Parcel II:**

A part of the SE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of Section 5, Township 19 South, Range 1 West, and more particularly described as follows: The point of beginning being the NW corner of the SE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of said Section 5; thence run East along the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section for a distance of 660.0 feet; thence turn an angle to the right of 90 deg. 56 min. and run South for a distance of 207.78 feet; thence turn an angle to the right of 89 deg. 24 min. and run West a distance of 330.0 feet; thence turn an angle to the left of 89 deg. 15 min. and run South a distance of 182.89 feet; thence turn an angle to the right of 89 deg. 11 min. and run West a distance of 330.0 feet to the West line of the SE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of said Section 5; thence turn an angle to the right of 90 deg. 48 min. and run North along the West line of the SE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of said Section 5 for a distance of 386.51 feet to the point of beginning.

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Cahaba Little

Subject to an easement for a right of way for ingress and egress over and across the South 15 feet of said property, according to the survey of Richard A. Watkins, Registered Land Surveyor dated January 30, 1982; being situated in Shelby County, Alabama.

**Parcel III:**

A part of the SE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of Section 5, Township 19 South, Range 1 West, and more particularly described as follows: Commence at the NW corner of the SE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of said Section 5, thence run East along the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section for a distance of 660.0 feet, thence turn an angle to the right of 90 deg. 56 min. and run South for a distance of 207.78 feet to the point of beginning. Thence continue South along the preceeding course for a distance of 594.00 feet, thence turn an angle to the right of 89 deg. 24 min. and run West for a distance of 330.0 feet, thence turn an angle to the right of 90 deg. 45 min. and run North a distance of 594.0 feet, thence turn an angle to the right of 89 deg. 15 min. and run East 330.0 feet to the point of beginning. Together with an easement for a right of way for ingress and egress over and across the South 15 feet of property which grantor has this date conveyed to Harold E. McCord and wife, Bonita L. McCord, according to survey of Richard A. Watkins, Registered Land Surveyor, dated January 30, 1982; being situated in Shelby County Alabama.

SUBJECT TO: (1) Taxes and assessments for the year 1993 and subsequent years, not yet due and payable, (2) Fire district dues and library district assessments for the current year and all subsequent years thereafter, (3) Transmission Line Permit(s) to Alabama Power Company as shown by instrument recorded in Volume 138, page 538, in the Probate Office of Shelby County, Alabama, (4) Easements granted and reserved in those deeds from Opal Seifert recorded in Deed Book 230, page 747, Deed Book 244, page 292, Deed Book 225, page 775, and Deed Book 333, page 212; (5) Mining and mineral rights not owned by GRANTORS.

The property conveyed hereby does not constitute the homestead of GRANTORS or GRANTORS' spouses.

GRANTORS Bonita Lynn McCord and Bonita L. McCord are one and the same person.

TO HAVE AND TO HOLD unto the said GRANTEE, its successors and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, its

successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTORS, KENNETH W. BENOSKIE, BONITA L. MCCORD, BONITA LYNN MCCORD and HAROLD E. MCCORD have hereunto set their hands and seals this 9<sup>th</sup> day of July, 1993.

Kenneth W. Benoskie  
KENNETH W. BENOSKIE

Bonita L. McCord  
BONITA L. MCCORD

Bonita Lynn McCord  
BONITA LYNN MCCORD

Harold E. McCord  
HAROLD E. MCCORD

STATE OF ALABAMA     )  
                              )  
JEFFERSON COUNTY     )

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Kenneth W. Benoskie, 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 seal, this 9<sup>th</sup> day of July, 1993.

Mary P. Thornton  
Notary Public

[SEAL]

STATE OF ALABAMA     )  
                              )  
JEFFERSON COUNTY     )

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Bonita L. McCord, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 9<sup>th</sup> day of July, 1993.

Mary P. Thornton  
Notary Public

[SEAL]

STATE OF ALABAMA     )  
                              )  
JEFFERSON COUNTY     )

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Bonita Lynn McCord, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 9<sup>TH</sup> day of July, 1993.

Mary P. Thornton  
Notary Public

[SEAL]

STATE OF ALABAMA     )  
                              )  
JEFFERSON COUNTY     )

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Harold E. McCord, 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 seal, this 9<sup>TH</sup> day of July, 1993.

Mary P. Thornton  
Notary Public

[SEAL]

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