

This Instrument was prepared by:

THIS DEED PREPARED WITHOUT BENEFIT OF TITLE INFORMATION

Send Tax Notice to: Adrain Benton
10414 Hwy. 17
Maylene, AL 35114

(Name) Rodger D. Bass, Attorney
(Address) P.O. Box 430 Pelham, Alabama 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Five Hundred Dollars, Love and other valuable consideration to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, the undersigned

Adrain Benton and wife, Margie Lee Benton
(herein referred to as grantors) do grant, bargain, sell and convey unto
Charlotte Dobbs, Shelia Owens, Barbara Campbell, Kelvin Benton and Phillip Benton
(hereinafter called Grantees), the following described real estate, situated in Shelby County, Alabama, to wit:

Commence at the Northeast corner of the NW 1/4 of NW 1/4 of Section 21, Township 21 South, Range 3 West and run West along section line a distance of 210.78 feet; thence 88 degrees 59 minutes left a distance of 100 feet; thence 0 degrees 04 minutes right a distance of 578.80 feet to the POINT OF BEGINNING on the West side of the right-of-way of the Montevallo-Bessemer Highway; thence continue along said right-of-way a distance of 160.60 feet; thence 81 degrees 38 minutes right a distance of 271.85 feet; thence 98 degrees 22 minutes right a distance of 160.60 feet; thence 81 degrees 38 minutes right a distance of 271.85 feet to the POINT OF BEGINNING; being situate in Shelby County, Alabama.

LESS AND EXCEPT the following described parcel of land; commence at the Northeast corner of the NW 1/4 of NW 1/4 of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama, thence westerly along the North line of said Section 192.18 feet to a point, thence 88 degrees 59 minutes left 678.80 feet to a point, thence 16 degrees 02 minutes right 121.71 feet to the POINT OF BEGINNING of the property being described, thence 11 degrees 31 minutes left 140.51 feet to a point, thence 85 minutes 38 seconds right 71.0 feet to a point, thence 91 degrees 27 minutes right 116.66 feet to a point, thence 74 degrees 10 minutes right 82.17 feet to the POINT OF BEGINNING, being situated in Shelby County, Alabama.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS OR THEIR SPOUSES, NOR THE HOMESTEAD OF THE GRANTEE OR HIS SPOUSE.

TO HAVE AND TO HOLD to the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns, 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 shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, me have hereto set our hand(s) and seal(s) this 22 day of Jan, 1998.

WITNESS:

Adrain Benton (Seal) Adrain Benton (Seal)
Margie Lee Benton (Seal) Margie Lee Benton (Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Adrain Benton and wife, Margie Lee Benton, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, has (have) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of January, 1998

NOTARY PUBLIC

My Commission Expires: 1/16/2001

01/30/1998-03144
10:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MC3 12.00

Inst # 1998-03144