

This instrument was prepared by:  
Conwill & Justice  
P.O. Box 557 Columbiana, Alabama 35051

Grantees' address:  
100 Eggs & Butter Road, Apt. 5  
Columbiana, AL 35051

Inst # 1998-48098

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**SHELBY COUNTY** KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Fifty-five Thousand and no/100 DOLLARS (\$255,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Ray Benson and Lola Benson, husband and wife, and Jonathan Benson, un married (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Jeff Denney and Chastity Denney (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:

**PARCEL B**

A parcel of land in the northeast quarter of the northwest quarter of Section 26, Township 21 South, Range 1 West, being the same land described in a deed to Ray, Lola, and Jonathon Benson recorded in instrument number 1996-00803, of the real property records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Commencing at the northwest corner of the northeast quarter of the northwest quarter of said Section 26; thence S 01° 15'00" E, along the west line of said sixteenth section, a distance of 1238.19 feet to a point; thence N 79° 33'00" E, a distance of 346.21 feet to a point; thence S 10° 27'00" E, a distance of 200.00 feet to a point; thence S 10° 00'36" E, a distance of 350.37 feet to a point; thence N 79° 44'31" E, a distance of 105.80 feet to the point of beginning; thence S 00° 45'08" E, a distance of 169.29 feet to the center of a creek; thence N 86° 25'01" E, along the center of the creek, a distance of 59.50 feet to a point; thence N 88° 10'50" E, along the center of the creek,

*LBS/J Davis Place*

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a distance of 101.33 feet to a point on the right-of-way of State Highway No. 25; thence N 23° 48' 12" E, along said right-of-way, at 25.00 feet set a reference iron with cap stamped "S. Wheeler RPLS 16165", a total distance of 175.28 feet, to a 1/2" rebar, set with a cap stamped "S. Wheeler RPLS 16165"; thence N 66° 11' 48" W, a distance of 77.79 feet to a 3/4" pipe found; thence S 79° 44' 31" W, a distance of 165.14 feet to the point of beginning. The herein described parcel contains 0.824 acres of land.

**SUBJECT TO** an easement reserved by Grantors over and across a parcel of land described as follows:

A parcel of land in the northeast quarter of the northwest quarter of Section 26, Township 21 South, Range 1 West, being the same land described in a deed to Ray, Lola, and Jonathon Benson recorded in instrument number 1996-00803, of the real property records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

Commencing at the northwest corner of the northeast quarter of the northwest quarter of said section 26; thence S 01° 15' 00" E, along the west line of said sixteenth section, a distance of 1238.19 feet to a point; thence N 79° 33' 00" E, a distance of 346.21 feet to a point; thence S 10° 27' 00" E, a distance of 200.00 feet to a point; thence S 10° 00' 36" E, a distance of 350.37 feet to a point; thence N 79° 44' 03" E, a distance of 105.80 feet to a point; thence S 00° 45' 08" E, a distance of 35.92 feet to the point of beginning; thence S 00° 45' 08" E, a distance of 30.06 feet to a point; thence S 88° 32' 26" E, a distance of 166.30 feet to a point; thence S 66° 11' 48" E, a distance of 33.15 feet to a point on the right-of-way of State Highway No. 25; thence N 23° 48' 12" E, along said right-of-way, a distance of 30.0 feet to a point; thence N 66° 11' 48" W, a distance of 39.07 feet to point; thence N 88° 32' 26" W, a distance of 173.38 feet to the point of beginning. The herein described easement contains 0.142 acres of land.

According to survey and plat of Sid Wheeler, RPLS 16165, dated August 15, 1996.

Subject to the following:

1. Sewer easements to Town of Columbiana, Alabama, as recorded in Deed Book 87, Page 90 and Deed Book 219, Page 86, in the Probate Office of Shelby County, Alabama.
2. Transmission line permit to Alabama Power Company recorded in Deed Book 177, Page 492, in the Probate Office of Shelby County, Alabama.
3. Except 2/3 interest in oil located under the above described lands as reserved in Deed Book 173, Page 440, in the Probate Office of Shelby County, Alabama.


The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

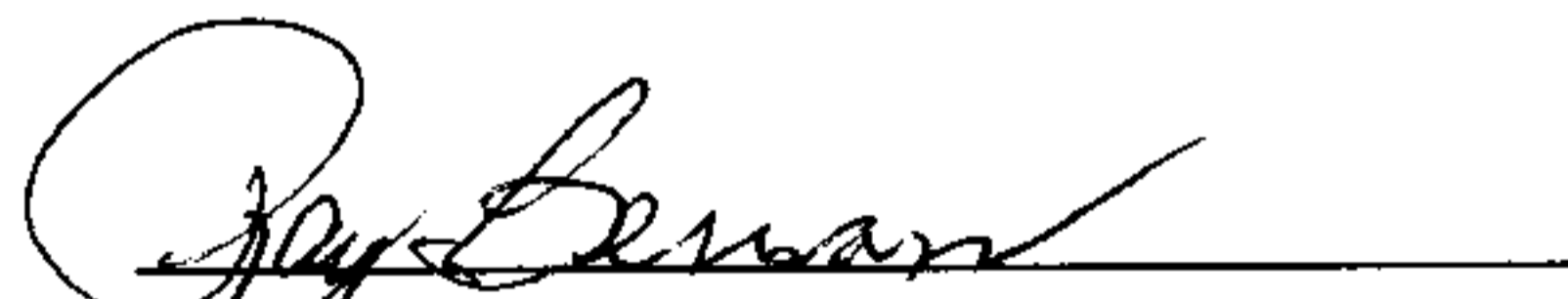
\$226,950.00 of the consideration stated above was paid by a purchase money mortgage executed simultaneously herewith.

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 of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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, GRANTOR has hereunto set GRANTOR'S hand and seal, this  
2nd day of December, 1998.

  
Jonathan Benson

  
Ray Benson

  
Lola Benson

STATE OF ALABAMA

SHELBY COUNTY      General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ray Benson and Lola Benson, husband and wife, and Jonathan Benson, un married, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of December, 1998.



*William R. Justice*  
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Notary Public

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