

This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Don T. Gould

(Address) P.O. Box 152
Columbiana Ala 35051

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Four Thousand Four Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
William M. Benton and wife, Sandra G. Benton

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

Don T. Gould and Terry S. Gould

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Beginning at the NW corner of the SW 1/4 of the NE 1/4 of Section 4, Township 22 South, Range 1 West; thence run East along said 1/4-1/4 line a distance of 1365.93 feet; thence turn an angle of 89 degrees 09 minutes 50 seconds right and run a distance of 1358.50 feet; thence turn an angle of 90 degrees 03 minutes 57 seconds right and run a distance of 681.00 feet; thence turn an angle of 88 degrees 09 minutes 15 seconds right and run a distance of 679.45 feet; thence turn an angle of 88 degrees 09 minutes 15 seconds left and run a distance of 642.00 feet; thence turn an angle of 88 degrees 09 minutes 15 seconds right and run a distance of 698.09 feet to the point of beginning. According to the survey of Rodney Shiflett, dated March 6, 1999.

Subject to taxes for 2002 and subsequent years, easements, restrictions, rights of way and permits of record.

\$53,076.75 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Inst # 2002-13706

03/25/2002-13706
08:46 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 CH 22.50

TO HAVE AND TO HOLD Unto 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, we have hereunto set OUR hand(s) and seal(s), this 22nd day of March, 2002.

WITNESS:

____ (Seal)
____ (Seal)
____ (Seal)

Sandra G. Benton (Seal)
Sandra G. Benton
William M. Benton (Seal)
William M. Benton
By: Sandra G. Benton P.A. (Seal)
BY: Sandra G. Benton, Attorney in Fact, under Power of Attorney recorded as Instrument No. 1996-20640

STATE OF ALABAMA }
Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sandra G. Benton, individually and as Attorney in Fact for William M. Benton 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 official seal this 22nd day of March, A. D., 19 2002

My Commission Expires: 10/16/04

[Signature]
Notary Public.