

THIS INSTRUMENT PREPARED BY:

Leslie Caren Sharpe, Esq.
MAYNARD, COOPER & GALE, P.C.
655 Gallatin Street
Huntsville, AL 35801
(256) 551-0171

SEND TAX NOTICE TO:

Ben R. Stevens
755 Grand Boulevard, Suite B105 #349
Miramar Beach, FL 32550

STATE OF ALABAMA)

COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

That for and in consideration of Ten Dollars and other good and valuable consideration to the undersigned **GRANTORS** in hand paid by the **GRANTEE** herein, the receipt of which is acknowledged, **ROBERT BENTON**, a married man (herein referred to as **GRANTOR**), does grant, bargain, sell and convey unto **BEN R. STEVENS**, a married man (herein referred to as **GRANTEE**), all of his interest in the following described real estate situated in Shelby County, Alabama, to-wit:

All that certain lot or parcel of land situated in the County of Shelby, State of Alabama, together with all and singular the rights, privileges, tenements, hereditaments and appurtenances pertain thereto, to-wit:

PARCEL I

Part of the Northeast 1/4 of the Northeast 1/4 of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at a point on the South line of Lot 13, Block 2, Cedar Grove Estates, a map of which is recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 3, Page 53, said point on South line of said Lot 13 being at its intersection with the West right-of-way of line of U.S. Highway #31 (being approximately 24.10 feet West of the original Southeast corner of said Lot 13), run in a westerly direction along the South line of said Lot 13 for a distance of 83.27 feet; thence turn an angle to the left of 97 degrees 44 minutes and run in a southerly direction for a distance of 170.62 feet to a point on the North right-of-way line of Industrial Road (Shelby County Highway #66); thence turn an angle to the left of 82 degrees 11 minutes 20 seconds and run in a southeasterly direction along said North right-of-way line for a distance of 60.31 feet to a point of intersection with the West right-of-way line of U.S. Highway #31; thence turn an angel to the left of 90 degrees 04 minutes 40 seconds and run in a northerly direction along said West right-of-way line of U.S. Highway #31 for a distance of 169.15 feet to the point of beginning. Also, the South 5.00 feet of said Lot 13, Bloc 2, Cedar Grove Estates less and except that part taken for highway right-of-way.


PARCEL II

Part of the Northeast 1/4 of the Northeast 1/4 of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the Southwest corner of Lot 13, Block 2, Cedar Grove Estates, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 3, page

{H0172519.1}

Shelby County, AL 10/17/2014
State of Alabama
Deed Tax: \$700.00


20141017000329890 1/3 \$720.00
Shelby Cnty Judge of Probate, AL
10/17/2014 02:13:35 PM FILED/CERT

53, running in an Easterly direction along the South line of said Lot 13, for a distance of 50.77 feet to the existing iron pin and being a corner of that certain property as described in Deed Book 347, Page 556; thence turn an angle to the right of 82 degrees 16 minutes and running in a southerly direction for a distance of 170.62 feet to an existing spike being the Southwest corner of that property as described in aforementioned Book 347 Page 556; thence turn an angle to the right of 97 degrees 48 minutes 40 seconds and running in a westerly direction along the North right of way line of Industrial Road for a distance of 50.40 feet to an existing iron pin being on the right of way line of L & N Railroad Tracks; thence turn an angle to the right of 82 degrees 03 minutes 46 seconds and running in a northerly direction along said East right of way line of said railroad for a distance of 170.60 feet, more or less, to an existing iron pin being the point of beginning.

SUBJECT TO:

1. Easements and restrictions of record in the Office of the Judge of Probate of Shelby County, Alabama, on the date hereof;
2. Ad Valorem taxes for the year ending September 30, 2015, and subsequent years;

Pursuant to and in accordance with Section 40-22-1 of the Code of Alabama (1975), the following information is offered in lieu of submitting Form RT-1:

Grantors' Address:	P O Box 683, Haleyville, AL 35565
Grantee's Address:	755 Grand Boulevard, Suite B105 #349, Miramar Beach, FL 32550
Property Address:	1103 1 st Street North, Alabaster, Shelby County, Alabama
Tax Parcel ID Nos.:	13-7-35-1-001-007.000
Purchase Price:	\$700,000.00

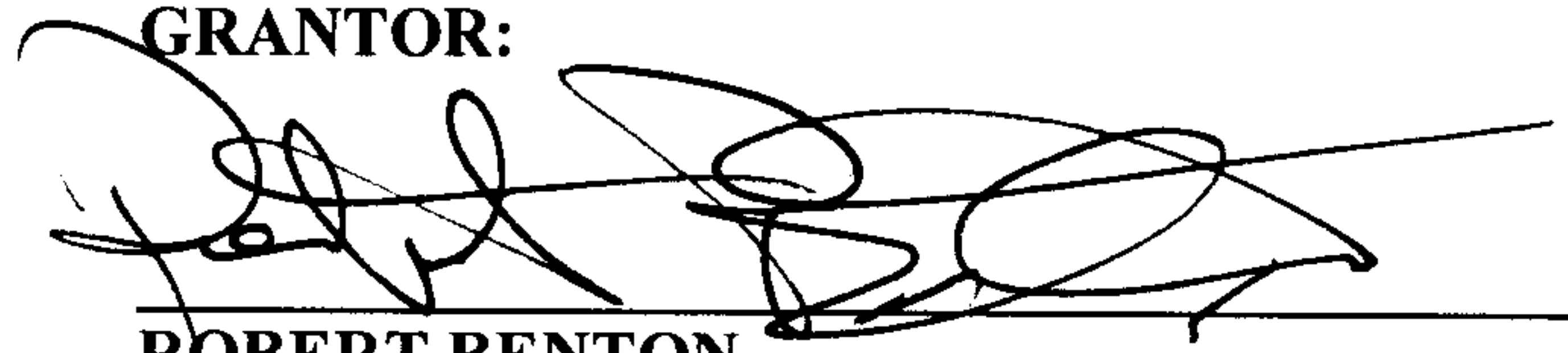
*****NONE OF THIS PROPERTY CONSTITUTES THE HOMESTEAD OF THE GRANTOR NOR HIS SPOUSE.**

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

And **GRANTOR** does for himself and for his heirs and assigns covenant with the said **GRANTEE**, its successors and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he and his heirs and assigns 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, **GRANTOR** has hereunto set its hand and seal effective the 16th day of October, 2014.

GRANTOR:



ROBERT BENTON

STATE OF ALABAMA)
COUNTY OF MADISON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **ROBERT BENTON**, a married man, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, executed the same voluntarily.


Given under my hand and official seal of office this 16th day of October, 2014.

[NOTARY SEAL]

Allie Tucker

Notary Public

My commission expires 9/9/2017


20141017000329890 3/3 \$720.00
Shelby Cnty Judge of Probate, AL
10/17/2014 02:13:35 PM FILED/CERT