

State of Alabama

Shelby

County

2281
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six Hundred Fifty and no/100-----

DOLLARS

to the undersigned grantor Arvel Benson and wife, Elvie Benson

in hand paid by Howard Earl Benson and Bunny Faye Benson

the receipt whereof is acknowledged we the said

Arvel Benson and wife, Elvie Benson

do grant, bargain, sell and convey unto the said Howard Earl Benson and Bunny Faye Benson

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Lots 4, 5, 6, 10, 11 and 12, Block 13 according to Safford's map of the town of
Shelby, Alabama, prepared in the year 1890 and which is recorded in the Probate
Office of Shelby County, Alabama.

There is excepted herefrom right of ways or easements now existing, if any.

TO HAVE AND TO HOLD Unto the said Howard Earl Benson and Bunny Faye Benson

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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances.

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

In Witness Whereof, we have hereunto set our hands and seal, s

this 24th day of February, 1961.

WITNESSES:

Arvel Benson (Seal.)
Arvel Benson

Elvie Benson (Seal.)
Elvie Benson

State of ALABAMA

SHELBY

COUNTY

I, Lonic Brasher

a Notary Public in and for said County, in said State,

hereby certify that Arvel Benson and wife, Elvie Benson

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

24th day of February, 1961.

Lonic Brasher

Notary Public.

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within was filed for record in this office on the 24th day of Feb 1961 at 1st M. o'clock, and recorded in Book 214 at page 249 on the 24th day of Feb 1961. Mortgage Tax _____ Deed Tax 1.00 has been paid.