

WARRANTY DEED — TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALABAMA

State of Alabama

SHELBY

County

3389
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND NO/100 DOLLARS

to the undersigned grantor s Velma Benson and husband Ed Benson
in hand paid by Betty Benson Dorough and husband, Jessie E. Dorough
the receipt whereof is acknowledged we the said Velma Benson and husband Ed Benson
do grant, bargain, sell and convey unto the said Betty Benson Dorough and Jessie E. Dorough
the following described real estate, situated in Shelby
County, Alabama, to-wit:

A part of the S $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 18, Township 22 South, Range 1 East, more particularly described as follows: Commencing at the NW corner of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 18, Township 22 South, Range 1 East and run South 88 deg. West 182.3 feet to East Edge of Black Top road No. 47; thence turn angle of 96 deg 45' to left and run 200 feet; thence turn angle of 3 deg. 00' to left and run 294.9 feet; thence turn angle of 2 deg. 30' to left and run 463 feet; thence turn angle of 83 deg. left and run 32 feet to East right of way line of Columbiana-Shelby Highway for point of beginning of tract herein described; thence turn angle of 4 deg. 00' to right and run 420.0 feet; thence turn angle of 92 deg. 00' to left and run 315 feet; thence turn angle of 88 deg. 00' to left and run 467.5 feet to East right of way line of said Highway; thence with same turn angle of 81 deg. 00' to left and run 320 feet to point of beginning.

This deed is given for the sole purpose of correcting the erroneous description contained in that certain deed from grantors herein to grantees herein dated June 5, 1958, recorded in the Probate Office of Shelby County, Alabama, in Deed Book 193, page 492.

TO HAVE AND TO HOLD, To the said Betty Benson Dorough and Jessie E. Dorough, their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Betty Benson Dorough and Jessie E. Dorough, 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

Betty Benson Dorough and Jessie E. Dorough, their heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seal, this 12th day of April, 1961.

STATE OF ALABAMA
SHELBY COUNTY

WITNESSES:
ACT NO. 769
I hereby certify that no Deed Tax has been collected on this instrument.

Conrad M. Towler
Judge of Probate

Velma Benson (Seal.)
(Velma Benson)
Ed Benson (Seal.)
(Ed Benson)
(Seal.)
(Seal.)

"TAX EXEMPT"

BOOK 215 PAGE 215

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TO

WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY }

I, Conrad M. Fowler, Judge of Probate hereby
certify that the within deed was
filed in this office for record the 27 day
of April at 4 o'clock P.M.
and recorded in Book 215 Record 261
page 275 and examined \$ 2.61
and the Mortgage Tax of \$
Deed Tax of \$ has been paid.
Conrad M. Fowler
Judge of Probate

Fee \$ 1.95

THIS FORM FROM
TITLE GUARANTEE & TRUST CO.
TITLE INSURANCE — ABSTRACTS
TRUSTS
BIRMINGHAM, ALABAMA

1.95

State of ALABAMA }
SHELBY COUNTY }

I, *Lanice L. Benson*, a Notary Public in and for said County, in said State,
hereby certify that Velma Benson and husband, Ed Benson
whose name s 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 12th day of April, 1961.
Lanice L. Benson
Notary Public

BOOK 215 PAGE 216

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed
for record in this office on the 27 day of April 1961 at 4 o'clock, and
recorded in Book 215 at page 275 on the 2 day of May 1961.
Mortgage Tax Deed Tax has been paid.

Conrad M. Fowler
Judge of Probate