

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

See Mtg 336-487

2915

That in consideration of ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$100,000.00) and the assumption of the debt secured by that certain mortgage to John C. Brown, Jr. dated October 25, 1968, and the assumption of the debt secured by that certain mortgage to the Federal Land Bank dated DEC. 2, 1964, in hand paid to the under-signed grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, JOHN C. BROWN, JR. AND WIFE, MILDRED K. BROWN, AND TED W. BENSON AND WIFE, BETTIE BENSON (herein referred to as grantor, whether one or more,) grant, bargain, sell and convey unto TED W. BENSON (herein referred to as grantee, whether one or more,) the following described real estate, situated in Shelby County, Alabama, to-wit:

The E 1/2 of SW 1/4 and W 1/2 of SE 1/4 of Section 14; all of S 1/2 of NE 1/4 of SE 1/4 of Section 14, except 7 1/2 acres off of the East side thereof sold by D. C. Hand to R. M. Hand by deed recorded in the Probate Office of Shelby County, Alabama, in deed book 83, page 250; Also the NW 1/4 of NE 1/4 and NE 1/4 of NW 1/4 and E 1/2 of NW 1/4 of NW 1/4 of Section 23; Also beginning at the SW corner of SE 1/4 of SW 1/4 of Section 14, Township 21, Range 2 West, and running thence North 86 1/2 degrees East 850 feet to a stake, thence North 2 degrees West 785 feet to a creek; thence Westerly along said creek to the West side or boundary of said SE 1/4 of SW 1/4, thence South along said quarter line 435 feet to point of beginning, containing 10 acres, more or less; All in Township 21, Range 2 West, Shelby County, Alabama, LESS AND EXCEPT the following described property: Begin at the North East corner of the S 1/2 of NE 1/4 of SE 1/4 of Section 14, Township 21, Range 2 West; thence run in a westerly direction along the North boundary line of said S 1/2 of NE 1/4 of SE 1/4 for a distance of 488 feet to the point of beginning; said point being the North East corner of a 7 1/2 acre tract conveyed to R. M. Hand, recorded in Probate Office of Shelby County, Alabama, Deed Book 83, Page 250; thence run in a Southerly direction along the West line of said 7 1/2 acre tract for a distance of 210 feet; thence run in a Westerly direction and parallel to said North boundary line of S 1/2 of NE 1/4 of SE 1/4 for a distance of 210 feet; thence run in a Northerly direction and parallel to said West line of 7 1/2 acre tract for a distance of 210 feet more or less to a point on the South right-of-way line of Shelby County Highway #26; thence run in an Easterly direction along the South right-of-way line of Shelby County Highway #26 for a distance of 210 feet more or less to the point of beginning, containing one (1) acre, more or less, all in Township 21, Range 2 West, Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, his, her, or their



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Shelby Cnty Judge of Probate, AL
01/07/1974 12:00:00 AM FILED/CERT

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Shelby Cnty Judge of Probate, AL
01/07/1974 12:00:00 AM FILED/CERT

heirs and assigns forever.

Less and except a life estate in John C. Brown, Jr.
for the life of John C. Brown, Jr. in and to that certain
two-story frame house located upon the above described
property, which said house is presently being occupied by
the said John C. Brown, Jr.

IN WITNESS WHEREOF, we have hereunto set our
hands and seals, this 1st day of JANUARY, 19 74.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
See 1174 336-487
1974 JAN 7 PM 2:53

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Cone of M. J. Zander
JUDGE OF PROBATE

John C. Brown Jr (SEAL)
JOHN C. BROWN, JR.

Mildred K. Brown (SEAL)
MILDRED K. BROWN

Ted W. Benson (SEAL)
TED W. BENSON

Bettie Benson (SEAL)
BETTIE BENSON

STATE OF ALABAMA)

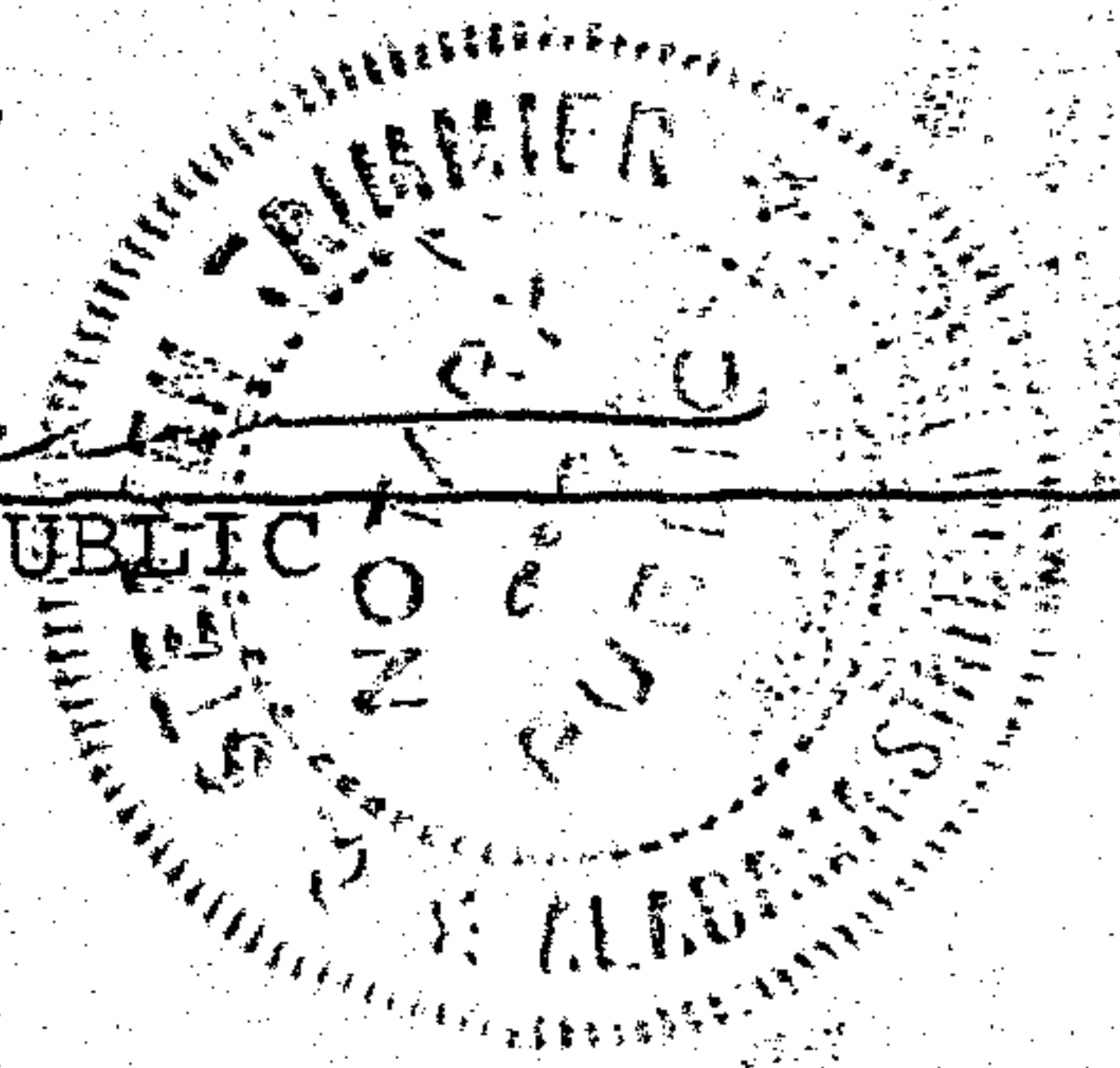
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public, in
and for said County, in said State, hereby certify that JOHN C.
BROWN, JR. AND WIFE, MILDRED K. BROWN, AND TED W. BENSON AND
WIFE, BETTIE 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 1st
day of JANUARY, 19 74.

C. Stephen L...

NOTARY PUBLIC



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