

This instrument was prepared by

(Name) WALLACE, ELLIS & FOWLER, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19740812000039760 1/2 \$.00
Shelby Cnty Judge of Probate, AL
08/12/1974 12:00:00AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIFTY THOUSAND DOLLARS PLUS THE ASSUMPTION OF HEREINAFTER DESCRIBED MORTGAGES

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Ted W. Benson and wife, Betty Jane Benson

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

W. Dave Upton and Roger D. Grubbs

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

The E $\frac{1}{2}$ of the SW $\frac{1}{4}$ and W $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 14, Township 21, Range 2 West, EXCEPT the following tract of land: A part of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 14, Township 21, Range 2 West, Shelby County, Alabama, described as: Begin at a point where the Eastern boundary of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 14 is intersected by the Southwesterly right of way line of Shelby County Highway No. 26; thence run in a Southerly direction along the Eastern boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 210 feet to a point; thence turn to the right an angle of 90 deg. and run Westerly a distance of 210 feet to a point; thence turn to the right an angle of 90 deg. and run Northerly parallel with the Eastern boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section to a point on the Southerly right of way line of Shelby County Highway No. 26; thence turn to the right and run Easterly and Southeasterly along the Southern right of way line of said Shelby County Highway No. 26 to the point of beginning; containing 1 acre, more or less.

All of S $\frac{1}{2}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 14, Except 7 $\frac{1}{2}$ acres off of the East side thereof sold by D. C. Hand to R. M. Hand by deed recorded in Deed Book 83, page 250 in the Probate Office of Shelby County, Alabama; in Township 21, Range 2 West.

Also, NW $\frac{1}{4}$ of NE $\frac{1}{4}$ and NE $\frac{1}{4}$ of NW $\frac{1}{4}$ and E $\frac{1}{2}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 23; all in Township 21, Range 2 West.

Mineral rights as to the E $\frac{1}{2}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ and S $\frac{1}{2}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 14, Township 21, Range 2 West, EXCEPTED.

Situated in Shelby County, Alabama.

As a part of the consideration herein purchasers assume and agree to pay as the same become due the following mortgages:

Mortgage to Federal Land Bank of New Orleans recorded in Mortgage Book 291, page 162;

Mortgage to John C. Brown recorded in Mortgage Book 310, page 33;

Mortgage to John C. Brown recorded in Mortgage Book 336, page 487; all recorded in the Probate Records of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 9th

day of August, 1974.

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 AUG 12 AM 8:02
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

Ted W. Benson
Betty Jane Benson

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ted W. Benson and wife, Betty Jane 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 9th day of August, A. D., 1974.

Frank Ellis

Notary Public.

(SEE OVER)

RETURN TO:

TO

Hall

WARRANTY DEED

STATE OF ALABAMA,

County.

Judge of Probate

LAWYERS TITLE INSURANCE

CORPORATION

Title Insurance

BIRMINGHAM, ALA.

DEED TAX \$ 50.00

RECORD FEE \$ 1.45

TOTAL \$ 51.45

We, the undersigned W. Dave Upton and Roger D. Grubbs jointly and severally assume and agree to pay as the same become due the mortgages listed on the reverse side hereof.

Dated this the 9th day of August, 1974.

Martha B. Joiner
Shelby County

W. Dave Upton
W. Dave Upton

Roger D. Grubbs
Roger D. Grubbs



19740812000039760 2/2 \$.00
Shelby Cnty Judge of Probate, AL
08/12/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Filed 8:02
1974 AUG 12 AM 8:02
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Carroll H. Hester
JUDGE OF PROBATE

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PAGE 882
BOOK