

(Name) Mary Benefield
1015 Paseo Andorra
 (Address) W. Palm Beach, Florida 33405

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
 (Address) Columbiana, Alabama 35051

Form 1-1.5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
 SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Five Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Mary Benefield, an unremarried widow

(herein referred to as grantors) do grant, bargain, sell and convey unto

Mary Benefield and A. Fay Hatch

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

A part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 8, Township 20 South, Range 1 West, described as follows: Beginning at the SW corner of said forty acres and running East along the South line of same about 500 feet to a point 210 feet East of a road crossing said South line; thence North 420 feet; thence West 210 feet back to said road; thence in a Northwesterly direction along said road to the West line of said forty acres; thence South along the West line of same about 600 feet to the point of beginning. Being the same property described in Deed Book 133, Page 387, in Probate Office of Shelby County, Alabama.

ALSO, Begin at the point where the West line of Section 8, Township 20 South, Range 1 West crosses the South line of new Simsville and Chelsea Road and run East 37 yards, more or less, along the South line of said road to the East line of new road leading to New Bethesby Church; thence South along said road 50 yards, more or less, to North line of old Simsville and Chelsea Road; thence West 64 yards, more or less, to the West line of said Section 8; thence along same North 47 yards, more or less, to the point of beginning. All being situated in NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 8, Township 20 South, Range 1 West. Being the same property described in Deed Book 168, Page 385, in Probate Office of Shelby County, Alabama.

ALSO, Begin at the Northwest corner of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 8, Township 20 South, Range 1 West, and run along said forty acre line North 88 degrees East 621 feet to the Southeast corner of land owned by A. W. Benefield; thence South 17 degrees 20 minutes West, 240 feet;

CONTINUED ON REVERSE SIDE

TO HAVE AND TO HOLD unto the said GRANTEES 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, I have hereunto set my hand(s) and seal(s), this 23rd

day of April, 19 84

WITNESS:

Charles W. Zoner (Seal)

Mary Benefield (Seal)
 Mary Benefield

Anna Woner (Seal)

(Seal)

Lytle Chellery (Seal)

(Seal)

STATE OF Florida }
Palm Beach COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,

do hereby certify that Mary Benefield, an unremarried widow
 whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me
 on this day, that, being informed of the contents of the conveyance she executed the same voluntarily
 on the day the same bears date.

Given under my hand and official seal this 23rd day of April, A.D., 19 84

My Commission Expires March 3, 1985
 Bonded Three Thousand Dollars

Lytle Chellery
 Notary Public

Notary Public

Mike T. Atchison
 Attorney
 P.O. Box 822
 Columbiana, Alabama

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LEGAL DESCRIPTION (Continued):

thence North 77 degrees 40 minutes West, 556.3 feet to the West line of said forty acres; thence along same North 2 degrees 40 minutes West, 104.3 feet to the point of beginning, being situated in Shelby County, Alabama. Being the same property described in Deed Book 178, Page 234, in Probate Office.

ALSO, A parcel of land being a part of the Northwest Quarter of Northwest Quarter, Section 8, Township 20 South, Range 1 West, more fully described as follows: Beginning at the Southeast corner (at an iron stake) of the A. W. Benefield property and running East 70 yards; thence North 140 yards; thence West 70 yards; thence South 140 yards to point of beginning. All lying in and being a part of the Northwest Quarter of the Northwest Quarter, Section 8, Township 20 South, Range 1 West. Being the same property described in Deed Book 220, Page 279, in Probate Office.

LESS AND EXCEPT Lands conveyed to Harold H. Thomas and wife, Peggy J. Thomas as shown by deed recorded in Deed Book 308, Page 569.

ALSO LESS AND EXCEPT Highway right of way running through said property.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 APR 27 AM 9:09

Thomas A. Benefield, Jr.
JUDGE OF PROBATE

Deed tax 50

Rec. 3.00

Ind. 1.00

450

80

PAGE

355

BOOK

RETURN TO

TO

WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.

Title Insurance
BIRMINGHAM, ALA.