

This instrument was prepared by

(Name) Jane M. Martin, Asst. V. P. Loan Adm.

(Address) Shelby State Bank, P. O. Box 216, Pelham, Ala. 35124

Form 1-1-27 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Thousand Thirty Dollars and 60/100 (\$6,030.60)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Shelby State Bank, an Alabama Banking Corporation

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

E. L. Benefield, Sr., a married man

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

Commence at the Northeast corner of the NE 1/4 of the SE 1/4 of Section 1, Township 21 South, Range 1 East; thence run South 65 degrees 30 minutes West a distance of 138.40 feet to a concrete post on the East right of way line of a paved county road and the West line of the River Road; thence run South 22 degrees 30 minutes West along the East right of way line of said county road a distance of 247.48 feet; thence run South 22 degrees 20 minutes West a distance of 90 feet to the point of beginning of the tract herein described; from the said point of beginning thus obtained, continue along the same said course and along said East right of way line of said county road for a distance of 90 feet; thence turn an angle to the left of 98 degrees 51 minutes and run South 76 degrees 31 minutes East a distance of 134.57 feet; thence turn an angle to the left of 88 degrees 11 minutes for a distance of 80.40 feet; thence turn an angle to the left of 94 degrees 52 minutes and run for a distance of 124.07 feet to the point of beginning. Situated in Shelby County, Alabama.

The full consideration is paid by a mortgage filed simultaneously herewith.

Subject to all rights outstanding by reason of the statutory right-of-redemption from the foreclosure of that certain mortgage given by Samuel Ayala, Jr. and Janet L. Ayala to Shelby State Bank recorded in Mortgage Book 418, Page 959, said foreclosure being evidenced by foreclosure deed to Shelby State Bank dated November 9, 1984 and recorded in Real Record 11, Page 288, in the Probate Office 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, have hereunto set its hands(s) and seal(s), this 21st day of December, 1984

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

1984 DEC 31 PM 1:47

JUDGE OF PROBATE

Shelby State Bank, an Alabama Banking Corporation

Vice President

General Acknowledgment

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Anthony F. Holmes, Vice President of Shelby State Bank, at a corporation 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 he as such officer executed the same voluntarily on the day the same bears date for and as the act of said corporation and with full authority

Given under my hand and official seal this 21st day of December, 1984

Shelby Bank

Public