

(Name) \_\_\_\_\_

(Address) \_\_\_\_\_

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at law

(Address) Post Office Box 822  
Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and to replace that certain deed recorded in Real Record 012, Page 394

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,  
Sadie Benson, a single woman

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

Harry V. Jordan

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

PARCEL 2:

Commence at the Southeast corner of Lot 3, Benson's Camp, as recorded in Map Book 4, Page 28, Probate Court, Columbiana, Alabama; thence Easterly along a projection of said Lot 3, 25.98 feet to the point of beginning of the property being described; thence Northeasterly along the water line of Waxahatchee Creek slough 51.42 feet, more or less, to a point on a projection of the North line of said Lot 3; thence Westerly along said projected line 36.95 feet to the Northeast corner of said Lot 3; thence 88 degrees 18 minutes left 50.0 feet to a point; thence 91 degrees 42 minutes left 25.98 feet to the point of beginning.

PARCEL 3:

Also, being at the Northeast corner of Lot 2, Benson's Camp, as recorded in Map Book 4, page 28, Probate Court, Columbiana, Alabama; thence Easterly along a projection of said Lot 2, 41.98 feet to a point on the water line of Waxahatchee Creek slough; thence South-Southwesterly along said water line 51.03 feet, to a point on the projected South line of said Lot 2; thence 85 degrees 44 seconds right and along said projected line of said Lot 2, 36.95 feet to the Southeast corner of said Lot 2; thence 91 degrees 42 minutes right 50.0 feet to the point of beginning.

THERE IS PRESENTLY OF RECORD A QUIT-CLAIM DEED TO CAPTION LANDS FROM GRANTOR TO GRANTEE. THIS DEED IS TO SUBSTITUTE AND TAKE THE PLACE OF SAID FORMER QUIT-CLAIM DEED AS RECORDED IN REAL RECORD 012, PAGE 394.

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, I have hereunto set my hands(s) and seal(s), this 19<sup>th</sup> day of July, 1985

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

1985 JUL 24 PM 1:16

Deed Tax 50  
Rec 2.50  
1.00  
4.00

Sadie Benson (Seal)  
Sadie Benson (Seal)

James P. L... Jr.  
JUDGE OF PROBATE (Seal)

(Seal)

STATE OF ALABAMA  
Shelby COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sadie Benson, a single woman 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 15 day of July, A. D., 1985

PEL ALABAMA 35124

Mike T. Atchison Public.

BOOK 035 PAGE 199