

SEND TAX NOTICE TO:

(Name) Hollis E. Benson & Vera D. Benson
(Address) P.O. Box 614
Columbiana, Ala.

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This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW
(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 ONE THOUSAND AND NO/100 (\$1,000.00)----- DOLLARS

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

Willis H. Moore and wife, Nettie Vonzelle Moore
(herein referred to as grantors) do grant, bargain, sell and convey unto

Hollis E. Benson and wife, Vera D. Benson
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Commence at the Southeast corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 14, Township 21 South, Range 1 West, thence run North along the East line of said $\frac{1}{4}$ Section a distance of 496.90 feet to a point on the South right of way line of the Columbiana-Chelsea Highway; thence turn an angle of 48 deg. 27 min. to the left and run a distance of 267.80 feet to a concrete R/W marker PT 67 + 71; thence turn an angle of 5 deg. 50 min. to the left and run a distance of 266.55 feet to a point on said R/W; thence turn an angle of 14 deg. 47 min. to the right and run a distance of 558.80 feet to a point on said R/W; thence turn an angle of 5 deg. 57 min. to the right and run a distance of 210.00 feet to a point on said R/W and the Southeast corner of the lot presently owned by Benson; thence turn an angle of 57 deg. 00 min. to the left and run along said lot line a distance of 210.00 feet to the Southwest corner of said Benson lot, and the point of beginning; thence continue in the same direction a distance of 93.00 feet; thence turn an angle of 71 deg. 45 min. 41 sec. to the right and run a distance of 277.63 feet; thence turn an angle of 16 deg. 14 min. 10 sec. to the right and run a distance of 187.38 feet; thence turn an angle of 93 deg. 34 min. 06 sec. to the right and run a distance of 212.24 feet to a point on the Columbiana-Chelsea Highway; thence turn an angle of 73 deg. 15 min. 20 sec. to the right and run along said highway a distance of 63.42 feet to the Northeast corner of the lot presently owned by Benson; thence turn an angle of 105 deg. 10 min. 43 sec. to the right and run along said Benson lot a distance of 210.00 feet; thence turn an angle of 107 deg. 33 min. to the left and run along said Benson lot a distance of 210.00 feet; thence turn an angle of 8 deg. 05 min. to the left and continue along said Benson lot a distance of 210.00 feet to the point of beginning. Situated in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Sec. 14, T-21-S, R-1-W, Shelby County, Alabama.

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, we have hereunto set our hand(s) and seal(s), this 3rd day of November, 19 86

WITNESS: STATE OF ALA. SHELBY CO
I CERTIFY THIS INSTRUMENT WAS FILED
1986 NOV -3 PM 3-27
Willis H. Moore (Seal)
Nettie Vonzelle Moore (Seal)
Nettie Vonzelle Moore (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Willis H. Moore and wife, Nettie Vonzelle Moore whose name s are signed to the foregoing conveyance, and who are known to me, and 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 3rd day of November
Conan M. Fowler Jr.
Notary Public.