

SEND TAX NOTICE TO:

(Name) Vera Dean Benson

(Address) P. O. Box 614
Columbia, Ala 35051

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-27 Rev. 1-55

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN AND NO/100 (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS

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

Willis H. Moore and wife, Nettie Vonzelle Moore

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

Vera Dean Benson

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

PARCEL IV

Commence at the NW corner of Section 14, Township 21 South, Range 1 West; thence run East along the North line of said section for 416.25 feet; thence 92°20'50" right, run 100.0 feet; thence 92°20'07" left run 1029.54 feet; thence 87°35' right run 270.0 feet; thence 86°33'38" left run East for 150.15 feet to the westerly R/W of Shelby County Highway #47; thence 87°47'30" right run southerly along said R/W for 172.35 feet to the Point of Beginning; thence 5°41'05" left run along said R/W for 185.7 feet; thence 102°20'12" right run 212.24 feet; thence 93°34'08" left run 187.14 feet; thence 16°13'17" left run 67.02 feet; thence 108°20'40" right run 210.0 feet; thence 108°20'40" left run 210.0 feet; thence 71°39'40" left run 375.94 feet; thence 62°12'32" right run 198.8 feet; thence 5°05'43" left run 210.0 feet; thence 81°28'30" right run 419.65 feet; thence 31°34' right run 193.42 feet; thence 16°13' left run 151.5 feet; thence 12°44' right 120.53 feet; thence 13°43' right run 266.88 feet; thence 19°53' left run 209.85 feet; thence 49°32' left run 785.87 feet to the South line of the NW¼ of said section; thence 66°12' right run West along the South line of said NW¼ for 32.78 feet; thence 113°48' right run 816.39 feet; thence 62°00' left run 463.36 feet; thence 39°19' right run 586.41 feet; thence 6°01'06" right run 242.34 feet; thence 74°31'44" right run 1283.25 feet to the Point of Beginning. Containing 35.53 acres more or less.

The Grantors herein each reserve a life estate in the hereinabove described property and during their lives shall have the sole right respectively to fully use the hereinabove described property for any and all purposes, including but not limited to the right to use the said described property for pasture purposes as well as the

(CONTINUED ON REVERSE SIDE)

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 2nd day of February, 19 87.

Peggy J. Letson (Seal)

Laurie Brasher (Seal)

(Seal)

Willis H. Moore (Seal)

Nettie Vonzelle Moore (Seal)

(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, 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 2nd day of February, A. D., 19 87.

Hold

General Acknowledgment

Conrad M. Jones Jr.

Notary Public.

sole and exclusive right to cut the timber on said property for their own use and purposes. Any income derived from the sale by the Grantors respectively of the timber on the hereinabove described property shall be solely the income of the Grantors.

As part of the consideration for the conveyance of the property described herein, the Grantee, Vera Dean Benson, agrees that if she decides to sell the property described herein, the same shall first be offered for sale by written notice and offer to Agnes M. Pool and/or Mary Ellen Cox for the price and on the terms of the intended sale. Agnes M. Pool and/or Mary Ellen Cox shall have thirty days from such offer in which to accept or reject in writing the same. Upon the failure of Agnes M. Pool and/or Mary Ellen Cox to accept such offer, the Grantee shall thereupon be free to sell the property described herein to any other party but not for a price or on terms less than the offer to the said Agnes M. Pool and/or Mary Ellen Cox without first again offering in writing the property to Agnes M. Pool and/or Mary Ellen Cox at such reduced price and terms, the said Agnes M. Pool and Mary Ellen Cox to have thirty days from such offer in which to accept or reject in writing the same. This provision applies only to Vera Dean Benson, Agnes M. Pool, and Mary Ellen Cox and shall not apply or inure to the benefit of their heirs, representatives, successors, and assigns.

SIGNED FOR IDENTIFICATION:

LB

PPL

Willis H. Moore
Willis H. Moore

Nettie Vonzele Moore
Nettie Vonzele Moore

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

1987 FEB -3 AM 10:51

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 50
2. Mtg. Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 6.50

42
43
44
45
46

RETURN TO:

TO

WARRANTY DEED

STATE OF ALABAMA,

County.

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$