

SEND TAX NOTICE TO:

(Name) Vera Dean Benson

(Address) P. O. Box 614

Columbiana, Al 35051

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This instrument was prepared by

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

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-27 Rev. 1-88

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

BOOK 45
PAGE 113

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 $92^{\circ}20'50''$ right, run 100.0 feet; thence $92^{\circ}20'07''$ left run 1029.54 feet; thence $87^{\circ}35'$ right run 270.0 feet; thence $86^{\circ}33'38''$ left run East for 150.15 feet to the westerly R/W of Shelby County Highway #47; thence $87^{\circ}47'30''$ right run southerly along said R/W for 172.35 feet to the Point of Beginning; thence $5^{\circ}41'05''$ left run along said R/W for 185.7 feet; thence $102^{\circ}20'12''$ right run 212.24 feet; thence $93^{\circ}34'08''$ left run 187.14 feet; thence $16^{\circ}13'17''$ left run 67.02 feet; thence $108^{\circ}20'40''$ right run 210.0 feet; thence $108^{\circ}20'40''$ left run 210.0 feet; thence $71^{\circ}39'40''$ left run 375.94 feet; thence $62^{\circ}12'32''$ right run 198.8 feet; thence $5^{\circ}05'43''$ left run 210.0 feet; thence $81^{\circ}28'30''$ right run 419.65 feet; thence $31^{\circ}34'$ right run 193.42 feet; thence $16^{\circ}13'$ left run 151.5 feet; thence $12^{\circ}44'$ right 120.53 feet; thence $13^{\circ}43'$ right run 266.88 feet; thence $19^{\circ}53'$ left run 209.85 feet; thence $49^{\circ}32'$ left run 785.87 feet to the South line of the NW $\frac{1}{4}$ of said section; thence $66^{\circ}12'$ right run West along the South line of said NW $\frac{1}{4}$ for 32.78 feet; thence $113^{\circ}48'$ right run 816.39 feet; thence $62^{\circ}00'$ left run 463.36 feet; thence $39^{\circ}19'$ right run 586.41 feet; thence $6^{\circ}01'06''$ right run 242.34 feet; thence $74^{\circ}31'44''$ 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

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 GRANTEE(S), 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 GRANTEE(S), 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, 1987.

Peggy J. Letson (Seal)
Laurie Brasher (Seal)
..... (Seal)

Willis H. Moore (Seal)
Willis H. Moore
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, 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 1987.

A. D., 1987

Conrad H. Foster Jr.

Conrad H. Foster 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
PGH
Willis H. Moore

Nettie Vonelle Moore
Nettie Vonelle Moore

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6000

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

1987 FEB -3 AM 10:51

Thomas A. Shouder, Jr.
JUDGE OF PROBATE

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

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 \$