

SEND TAX NOTICE TO:

(Name) Michael Benson

(Address) _____

This instrument was prepared by
(Name) Jon Ellen Nix

(Address) P. O. Box 246, Alabaster, Al. 35007

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 Thirty thousand and no/100-

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

Harold R. Walker and wife, Frances J. Walker

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

Michael Benson

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

Attached Exhibit A

A portion of the NE 1/4 of the NE 1/4 of Section 2, Township 21 South, Range 3 West.

\$ 23,000.00 of the purchase price recited herein was paid from proceeds of mortgage loan closed simultaneously herewith.

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, they have hereunto set their hands(s) and seal(s), this 12th
February 88
day of February, 1988

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, Jon Ellen Nix, a Notary Public in and for said County, in said State, hereby certify that Harold R. Walker and wife, Frances J. Walker 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 12th day of February, A. D., 1988

Jon Ellen Nix

Jon Ellen Nix

EXHIBIT A

A portion of the NE 1/4 of the NE 1/4 of Section 2, Township 21 South, Range 3 West, described as follows: Begin at the intersection of the West right-of-way of the L & N Railroad and the North side of Section 2, Township 21 South, Range 3 West and run Southwesterly along the said West R.O.W. for 209.06 feet to the point of beginning, said point being the N.E. corner of the J. E. Walker Lot, as shown on the map of the W. F. Stroud Subdivision as recorded in Map Book 3, Page 43, in the Probate Judge Office of Shelby County, Alabama. From said point of beginning turn an angle of 83 deg. 06 min. to the right and run Westerly along the North side of the said J. E. Walker Lot for 210.00 feet; then turn an angle of 83 deg. 06 min. to the left and run Southwesterly along the West side of the said J. E. Walker Lot for 92.94 feet to the N.W. corner of the Goggins Lot as recorded in Deed Book 214, Page 193, in the Probate Judge Office of Shelby County, Alabama; then turn an angle of 96 deg. 54 min. to the left and run Easterly along the North side of the said Goggins Lot for 70.00 feet to the N.E. corner of said Goggins Lot (said point also being on the West side of the Lewis Lot as recorded in Deed Book 182, Page 94, in the Probate Judge Office of Shelby County, Alabama; turn an angle of 83 deg. 06 min. to the left and run Northeasterly along the West side of the said Lewis Lot for 5.55 feet to the N.W. corner of the Lewis Lot; then turn an angle of 83 deg. 06 min. to the right and run Easterly along the North side of the said Lewis Lot for 140.00 feet to the N.E. corner of the Lewis Lot (said point also being on the East side of said J. E. Walker Lot; then turn an angle of 83 deg. 06 min. to the left and run Northeasterly along the East side of the said J. E. Walker Lot for 87.39 feet back to the point of beginning.

Situated in Shelby County, Alabama.

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

88 FEB 24 AM 9:59

Thomas A. Sumner, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 7.00
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	13.00