

1470

SEND TAX NOTICE TO:

(Name) Donald R. Benson
20 Hickory Street
(Address) Maylene, Alabama 35114

This instrument was prepared by
(Name) Community Insurance, Inc.
P.O. Box 1000
(Address) Blountsville, Alabama 35031

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 Hundred Fifty-three Thousand and no/100 (\$153,000.00)----- DOLLARS

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

B.G. Winford d/b/a B.G. Winford Builders
(herein referred to as grantors) do grant, bargain, sell and convey unto

Donald R. Benson and wife, Shelba H. 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:

A parcel of land situated in the Northeast 1/4 of the Northwest 1/4 of Section 22, Township 21 South, Range 3 West, described as follows: Commence at the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 22, and go South 89 degrees 55' 04" East along the North boundary of said 1/4 1/4 Section for 812.58 feet to the point of beginning; thence continue along previous course for 300.00 feet; thence South 45 degrees 47' 08" West for 733.63 feet to Easterly boundary of Big Oak Drive; thence North 44 degrees 12' 00" West along said boundary for 210.00 feet; thence North 45 degrees 49' 08" East for 519.05 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:
Restrictions, covenants and conditions as set out in instrument recorded in Real 81 page 950 in Probate Office of Shelby County, Alabama. Right of Way granted to City of Alabaster by instrument recorded in Real 81 page 947 and Real 81 page 948 in Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Real 63 page 92 in Probate Office of Shelby County, Alabama.

176 169

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 4th day of March, 1988

WITNESS: STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED
88 MAR 21 AM 11:12
B.G. Winford (Seal)
B.G. Winford Builders (Seal)
JUDGE OF PROBATE (Seal)

STATE OF ALABAMA }
BLOUNT COUNTY }

I, Elaine E. Claburn, a Notary Public in and for said County, in said State, hereby certify that B. G. Winford d/b/a B. G. Winford Builders 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of March, A.D., 1988
Community Bank - P.O. Box - 400 Elaine E. Claburn
Notary Public.