

This instrument was prepared by
(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Homewood, Alabama 35209

Send Tax Notice To: Michael A. Benson
name
address

WARRANTY DEED-

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty eight thousand & No/100 (58,000.00)

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

Thomas L. Ogle, Jr., a married man

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

Michael A. Benson

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

See Legal Description on Attached Exhibit "A".

Subject to taxes for 1989.

The grantor does not warrant title to minerals and mining rights.

The subject property is not the homestead of the grantor nor his spouse.

\$10,000.00 of the purchase price was paid from the proceeds of a 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, I have hereunto set my hands(s) and seal(s), this 27th
day of April, 19 89.

Thomas L. Ogle, Jr. (Seal)
Thomas L. Ogle, Jr. (Seal)
(Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Thomas L. Ogle, Jr., a married man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of April, A. D., 19 89.

Larry L. Halcomb

Notary Public

EXHIBIT A - LEGAL DESCRIPTION

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 I. & 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 Office of Shelby County, Alabama. From said point of beginning turn an angle of 83 degrees 06 minutes 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 degrees 06 minutes 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 degrees 54 minutes 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 degrees 06 minutes 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 degrees 06 minutes 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 degrees 06 minutes 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.

BOOK 237 PAGE 417

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

89 MAY -5 AM 11:51

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>48.00</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>2.00</u>
TOTAL	<u>55.00</u>