

SEND TAX NOTICE TO:

(Name) Kenneth W. Benoskie and Sarah A. Benoskie

(Address) 2468 Burgandy Drive
Birmingham, AL 36244

This instrument was prepared by

(Name) Gene W. Gray, Jr.
2100 Southbridge Parkway, Suite 650
(Address) Birmingham, Alabama 35209

Form TICOR 5200 1-84
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

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

That in consideration of Sixty-Nine Thousand seven Hundred Fifty and 00/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Allen D. King, a married man, Barry D. Bradford, a married man, Jack Travis, a single man
and Inga Bauer, a single woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

Kenneth W. Benoskie and Sarah A. Benoskie

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

See Exhibit "A" attached hereto and made a part hereof.

\$ ALL of the consideration was paid from the proceeds of a
mortgage loan.

The property conveyed herein does not constitute the homestead
of any of the Grantors, or their spouses.

Barry D. Bradford and Barry D. Bradford, Jr. and one and the
same person.

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 OUT hand(s) and seal(s), this 28th

day of November, 19 89.

WITNESS:

(Seal)

(Seal)

(Seal)

Allen D. King (Seal)
Barry D. Bradford, Jr. (Seal)
Jack Travis (Seal)
Inga Bauer (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, Gene W. Gray, Jr., a Notary Public in and for said County, in said State,
hereby certify that Allen D. King, Barry D. Bradford, and Inga Bauer
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 28th day of November, A. D., 19 89

Gene W. Gray, Jr.
Notary Public.

Notary Public.

2.00 address
1.00 note
7.50
4.00
14.50

BOOK 269 PAGE 775

Coley, mortuary

COUNTY OF

_____ whose name(s) _____ is _____ signed to the foregoing conveyance, and who _____ is _____ known to me, acknowledged before me on this day, that, being informed of the contents _____ he _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of November, 19 89.

JOY FLOYD-THOMAS
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires September 14, 1993

Toy Floyd Thomas
Notary Public (MUST AFFIX SEAL)

My commission expires:

This instrument prepared by: Gene W. Gray, Jr.
2100 Southbridge Parkway, Suite 650
Birmingham, AL 35209

E X H I B I T "A"

A parcel of land situated in the SE 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the NE corner of said 1/4 - 1/4 Section and run thence South 0 degrees 00 minutes 00 seconds West (assumed) along the West line thereof 173.4 feet to the point of beginning of the property herein described; thence continue Eastwardly along last described course 115.0 feet; thence run North 71 degrees 56 minutes West 312.82 feet to a point on the South-easterly right-of-way line of U. S. Highway No. 31; thence run North 27 degrees 21 minutes 30 seconds East along said right-of-way line 110.0 feet; thence run South 68 degrees 13 minutes East 23.0 feet; thence run South 72 degrees 29 minutes East 236.45 feet to the point of beginning.

Subject to:

Advalorem taxes for the year 1990 which are a lien, but not due and payable until October 1, 1990.

Easements, rights of way and restrictions of record.

BOOK 269 PAGE 777

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

89 DEC 12 AM 8:40

Thomas A. Saunders, Jr.
JUDGE OF PROBATE

NO TAX COLLECTED	
1. Deed Tax	\$ 7.50
2. Int. Tax	\$ 5.00
3. ...	\$ 1.00
4. ...	\$ 1.00
5. ...	\$ 1.00
6. ...	\$ 1.00
Total	\$ 14.50