

608

The State of Alabama,

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY,

That for and in consideration of Nine Thousand, Two Hundred Thirty-six and 04/100  
 (\$9,236.04) Dollars

to the undersigned grantor Beatrice E. Johnson, a married woman

in hand paid by Felécia G. Benson and Sammy Benson, Jr.

the receipt whereof is acknowledged I the said Beatrice E. Johnson

do grant, bargain, sell and convey unto the said Felécia G. Benson and Sammy Benson, Jr.

the following described real estate, to-wit:

Commence at the NW corner of NW 1/4 of SW 1/4 of Section 3, Township 22 South, Range 1 East, and run thence South along the West line of said Quarter Quarter Section a distance of 808.54 feet to the point of beginning of the parcel herein described; thence continue South along the West line of said Quarter Quarter Section a distance of 515.52 feet; thence turn an angle to the left of 88 deg. 14' 48" and run a distance of 307.57 feet to the West right of way line of Alabama State Highway No. 45; thence turn an angle to the left of 74 deg. 22' 11" and run along the West right of way line of said highway a distance of 549.98 feet; thence turn an angle to the left of 107 deg. 22' 25" and run a distance of 472.31 feet to the point of beginning, and containing 4.67 acres, according to survey of Frank W. Wheeler, Registered Land Surveyor, dated May 14, 1980. Subject to easements and rights of way of record.

The above described property constitutes no part of the homestead of grantor or her spouse.

The grantor obtained her title to said property hereby conveyed by virtue of a mortgage foreclosure, as shown in Real Book 261 at pages 427-428, office of Judge of Probate of Shelby County, Alabama, and the grantees, by receiving this conveyance, are exercising their rights of redemption as children of S. O. Benson, deceased, and Elizabeth Benson, deceased. Said S. O. Benson and wife, Elizabeth Benson, were the mortgagees of the mortgage which was foreclosed, as shown in Book 410 at page 459 in said Probate Office. The grantor herein, who was the mortgagee of said mortgage, acknowledges full payment and satisfaction of said mortgage.

situated in Shelby County, Alabama.

To have and to hold the said above described property unto the said party of the second part, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto his heirs and assigns forever.

In Witness Whereof, I have hereunto set my hand and seal, this January day of 1990

WITNESSES:

Beatrice E. Johnson (Seal)  
 (Beatrice E. Johnson)

RT 2 Box 40-F  
 Columbus, AL

THE STATE OF ALABAMA,

SHELBY

County

I, the undersigned

a Notary Public in and for said County, in said State, hereby certify that Beatrice E. Johnson 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this

day of

January

A. D. 1920.

Notary Public

THE STATE OF ALABAMA,

County

a in and for said County, in said State, hereby certify that, a subscribing witness to the foregoing conveyance, known to me, appeared before me this day, and, being duly sworn, stated that, the Grantor voluntarily executed the same in presence, and in the presence of the other subscribing witness, on the day the same bears date; that, attested the same in the presence of the Grantor, and of the other witness, and that such other witness subscribed name as a witness in presence.

Given under my hand, this

day of

I CERTIFY THIS INSTRUMENT WAS FILED

A. D. 19

99 JAN 10 AM 9:19

THE STATE OF ALABAMA,

County

JUDGE OF PROBATE

a in and for said County, in said State, hereby certify that on the day of 19, came before me the within named known to me (or made known to me), to be the wife of the within named who, being examined separate and apart from the husband, touching her signature to the within, acknowledged that she signed the same of her own free will and accord, without fear, constraint or threats on the part of the husband.

In witness whereof, I hereunto set my hand, this day of

A. D. 19

1. Deed Tax	4.50
2. Imp. Tax	
3. Recording Fee	5.00
4. Stamp Fee	1.00
Total	10.50

TO

Deed, Statutory Warranty

THE STATE OF ALABAMA

County

I, Judge of the Probate Court of said County, hereby certify that the foregoing conveyance was filed for registration in this office on the day of 19, and was recorded in Vol. Records of Deeds, Page on the days of 19

Judge of Probate.

Recording Fee, \$

State Tax \$