

This form furnished by:

**Cahaba Title, Inc.**

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This instrument was prepared by:  
(Name) DOUGLAS L. KEY, ATTORNEY AT LAW  
(Address) P. O. Box 360345  
B'ham, AL 35236

Send Tax Notice to:  
(Name) Allene S. Murphree  
(Address) 2024 Forest Glen Rd.  
Sylacauga, AL 35150

**WARRANTY DEED**

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and to clear title (\$1.00)-----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Allene S. Murphree, a widow, Ira Douglas Murphree, a married man, Judith Murphree Ward, a married woman, and Susan Murphree Graham, a married woman, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Allene S. Murphree

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

See Exhibit "A" attached hereto for the legal description.

The hereinabove named grantors are all the heirs at law of Walter J. Murphree, deceased, having died on or about 5/4/87, leaving no Will.

The hereinabove described property does not constitute a part of the homestead of the hereinabove named grantors and their spouses.

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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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 11th day of May, 19 90

Susan Murphree Graham (Seal)  
SUSAN MURPHREE GRAHAM (Seal)

Allene S. Murphree (Seal)  
ALLENE S. MURPHREE  
Ira Douglas Murphree (Seal)  
IRA DOUGLAS MURPHREE  
Judith Murphree Ward (Seal)  
JUDITH MURPHREE WARD

STATE OF ALABAMA

JEFFERSON

County }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Allene S. Murphree, a widow, and Ira Douglas Murphree, a married man, whose name(s) are signed to the foregoing conveyance, and who are is 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 11th day of May, 19 90

My Commission Expires: 1-10-94

Jerry H. Lewis  
Notary Public

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State of ALABAMA  
COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Judith Murphree Ward, a married woman 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11<sup>th</sup> day of May A.D., 1990.

My Commission Expires: 1/10/94

*Jerry L. Lewis*  
Notary Public

State of ALABAMA  
COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Susan Murphree Graham, a married woman 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11<sup>th</sup> day of May A.D., 1990.

MY COMMISSION EXPIRES: 1/10/94

*Jerry L. Lewis*  
Notary Public

State of  
COUNTY

Separate (and General) Acknowledgment by Wife

I, a Notary Public in and for said County, in said State, hereby certify that on the date hereof, came before me the within named who is 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 conveyance, acknowledged before me on this day that being informed of the contents of the conveyance, she signed the same voluntarily and of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this 11<sup>th</sup> day of

My Commission Expires: 1/10/94

*Jerry L. Lewis*  
Notary Public

# EXHIBIT A

## LEGAL DESCRIPTION

RE: JAMES HOWARD BENSON AND WIFE, DONNA H. BENSON

A TRACT OF LAND IN THE SE 1/4 OF THE SE 1/4 OF SECTION 22 AND THE NE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 1 EAST, IN SHELBY COUNTY, ALABAMA, SAID TRACT OF LAND BEING THE SAME LAND DESCRIBED IN A DEED FROM MINNIE G., ROBERT H., JEANETTE AND BILLY R. JONES AND THELMA FAY AND D.C. LAMBERT TO WALTER J. MURPHY, DATED THE FIFTEENTH DAY OF OCTOBER, NINETEEN HUNDRED AND FIFTY-TWO, AND RECORDED IN THE DEED RECORDS OF SHELBY COUNTY, ALABAMA ON PAGE 401 OF DEED BOOK 156, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO WIT:

BEGIN AT AN AXLE FOUND AT THE SE CORNER OF SECTION 22 AND PROCEED NORTHERLY ALONG THE EAST LINE OF SECTION 22, A DISTANCE OF 1320.75 FEET TO AN IRON PIN FOUND AT THE NE CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 22; THENCE TURN AN INTERIOR ANGLE OF 91 DEGREES 20' 52" AND PROCEED WESTERLY ALONG THE NORTH LINE OF THE SE 1/4 OF THE SE 1/4 OF SECTION 22, A DISTANCE OF 31.13 FEET TO AN IRON PIN SET ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF ALABAMA STATE HIGHWAY NO. 145; THENCE TURN AN INTERIOR ANGLE OF 118 DEGREES 24' 37" AND PROCEED SOUTHWESTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY NO. 145, A DISTANCE OF 1229.84 FEET TO AN ALABAMA STATE HIGHWAY DEPARTMENT RIGHT OF WAY MARKER FOUND AT THE POINT OF TANGENCY OF A CURVE TO THE LEFT AT HIGHWAY STATION NUMBER 559+90.7, HAVING A DELTA ANGLE OF 15 DEGREES 18' 00" AND A RADIUS OF 7539.44 FEET; THENCE PROCEED SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT, CROSSING THE SOUTH LINE OF SECTION 22 AND THE NORTH LINE OF SECTION 27 AT 2271.03 FEET, AND CONTINUING A TOTAL DISTANCE OF 1701.61 FEET TO AN IRON PIN SET IN SAID SOUTHWESTERLY RIGHT OF WAY LINE, AT HIGHWAY STATION NO. 542+69.6 ON THE SOUTH LINE OF THE NE 1/4 OF THE NE 1/4 OF SECTION 27, SAID IRON PIN BEING EASTERLY ALONG SAID SOUTH LINE A DISTANCE OF 33.77 FEET FROM A REBAR FOUND AT THE SW CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 27; THENCE TURN AN INTERIOR ANGLE OF 64 DEGREES 34' 29" FROM THE CHORD AND PROCEED EASTERLY ALONG THE SOUTH LINE OF THE NE 1/4 OF THE NE 1/4 OF SECTION 27, A DISTANCE OF 123.33 FEET TO THE ENERGY POOL LEVEL OF LAY LAKE AT ELEVATION 397; THENCE TURN AN INTERIOR ANGLE OF 139 DEGREES 31' 54" AND FOLLOW ELEVATION 397 IN A NORTHERLY AND EASTERLY DIRECTION, THE FOLLOWING COURSES:

PROCEED A DISTANCE OF 78.84 FEET TO A POINT; TURN AN INTERIOR ANGLE OF 175 DEGREES 33' 06" AND PROCEED A DISTANCE OF 95.32 FEET TO A POINT; TURN AN INTERIOR ANGLE OF 171 DEGREES 28' 52" AND PROCEED A DISTANCE OF 124.11 FEET TO A POINT; TURN AN ANGLE OF 155 DEGREES 16' 03" AND PROCEED A DISTANCE OF 125.33 FEET TO A POINT; TURN AN INTERIOR ANGLE OF 146 DEGREES 43'

47" AND PROCEED A DISTANCE OF 61.86 FEET TO A POINT; TURN AN INTERIOR ANGLE OF 230 DEGREES 37' 07" AND PROCEED A DISTANCE OF 103.19 FEET TO A POINT; TURN AN INTERIOR ANGLE OF 203 DEGREES 16' 41" AND PROCEED A DISTANCE OF 79.31 FEET TO A POINT; TURN AN INTERIOR ANGLE OF 111 DEGREES 28' 15" AND PROCEED A DISTANCE OF 45.12 FEET TO A POINT; TURN AN INTERIOR ANGLE OF 181 DEGREES 30' 55" AND PROCEED A DISTANCE OF 237.95 FEET TO A POINT; TURN AN INTERIOR ANGLE OF 226 DEGREES 38' 41" AND PROCEED A DISTANCE OF 144.33 FEET TO A POINT; TURN AN INTERIOR ANGLE OF 162 DEGREES 35' 56" AND PROCEED A DISTANCE OF 146.47 FEET TO A POINT; TURN AN INTERIOR ANGLE OF 293 DEGREES 22' 54" AND PROCEED A DISTANCE OF 126.07 FEET TO A POINT; TURN AN INTERIOR ANGLE OF 162 DEGREES 32' 38" AND PROCEED A DISTANCE OF 114.05 FEET TO A POINT; TURN AN INTERIOR ANGLE OF 266 DEGREES 08' 43" AND PROCEED A DISTANCE OF 71.42 FEET TO AN IRON PIN SET ON THE NORTH EDGE OF THE OLD HEALON-JACKSON ROAD; THENCE TURN AN INTERIOR ANGLE OF 63 DEGREES 16' 53" AND PROCEED IN A NORTHEASTERLY DIRECTION, GENERALLY, ALONG A FENCE ON THE NORTH EDGE OF SAID ROAD, A DISTANCE OF 630.32 FEET, TO AN IRON PIN SET ON THE EAST LINE OF SECTION 27; THENCE TURN AN INTERIOR ANGLE OF 82 DEGREES 00' 50" AND PROCEED IN A NORTHERLY DIRECTION ALONG THE EAST LINE OF SECTION 27 A DISTANCE OF 334.00 FEET TO THE POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA.

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STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED

90 MAY 21 AM 10:57

*[Signature]*  
JUDGE OF PROBATE

1. Deed Tax	NO TAX COLLECTED
2. Mtg. Tax	\$
3. Recording Fee	\$ 10.00
4. Indexing Fee	\$ 5.00
5. Notary Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 17.00