

2407

This instrument was prepared by
Mitchell A. Spears
ATTORNEY AT LAW
143 Main, P.O. Box 91 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: Don P. Davison
(Name)
(Address) 4904 Highway 18
Montevallo, Alabama 35115
Minimum Value \$1,000.00

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars and other good and valuable consideration----- DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Kenneth W. Benoskie, a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto
Don P. Davison and wife, Sandra C. Davison
(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of
them in fee simple, the following described real estate situated in Shelby County,
Alabama to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREWITH,
AS THOUGH FULLY SET OUT HEREIN.

BOOK 356 PAGE 995

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them,
then to the survivor of them in fee simple, and to the heirs and assigns for such survivor 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 GRANTEES, their heirs and assigns forever, against
the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 31st
day of July, 19 91

WITNESS

(Seal)

(Seal)

(Seal)

Kenneth W. Benoskie (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Kenneth W. Benoskie
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 31st day of July, A.D. 19 91

5/95

L. Nichols & Damps
Notary Public

EXHIBIT "A"

Commence at the Southwest corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama and run thence Easterly along the South line of said Section 25 a distance of 895.58 feet to a point; thence turn 94 deg. 02 min. left and run Northerly a distance of 410.63 feet to a point; thence turn 89 deg. 17 min. right and run Easterly a distance of 173.12 feet to a point; thence turn 57 deg. 02 min. 39 sec. right and run Southeasterly a distance of 458.24 feet to the point of beginning of the property being described; thence turn 89 deg. 56 min. 24 sec. right and run Southwesterly a distance of 56.50 feet to a point on the private property line contour of Lay Lake; thence turn 82 deg. 08 min. 38 sec. left and run 22.83 feet to a point on edge of Lake; thence turn 7 deg. 59 min. 53 sec. left and run 43.83 feet to a point on edge of Lake; thence turn 21 deg. 50 min. 01 sec. left and run 49.34 feet to a point on edge of Lake; thence turn 31 deg. 48 min. 50 sec. left and run 43.25 feet to a point on edge of Lake; thence turn 71 deg. 20 min. 41 sec. left and run 29.75 feet to a point on edge of Lake; thence turn 17 deg. 33 min. 47 sec. left and run 22.11 feet to a point on edge of Lake; thence turn 14 deg. 54 min. 51 sec. left and run 54.96 feet to a point on edge of Lake; thence turn 21 deg. 39 min. 52 sec. left and run 53.16 feet to a point on edge of Lake; thence turn 100 deg. 43 min. 27 sec. left and run 62.41 feet to the Point of beginning; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

SUBJECT TO:

Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Deed Book 333 page 523 in Probate Office.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 357 page 654 in Probate Office.

Rights of riparian owners in and to the use of Lay Lake.

Flood rights conveyed to Alabama Power Company by instrument recorded in Deed Book 242 page 369 and Deed Book 248 page 287 in Probate Office.

Rights of others to use of easement for ingress and egress as described on survey by Joseph E. Conn, Jr., dated July 8, 1991.

The above described property does not constitute the homestead of Grantor, nor that of his spouse, neither is it contiguous thereto.

DATED: July 31, 1991

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

91 AUG -5 AM 10:20

JUDGE OF PROBATE

Kenneth W. Benoskie
Kenneth W. Benoskie

1. Deed Tax	1.00
2. Mfg Tax	5.00
3. Recording Fee	3.00
4. Indexing Fee	1.00
5. No Tax Fee	0.00
6. Commission Fee	0.00
Total	9.00