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This instrument was prepared by:

(Name) Anthony L. Ciclo, Esq.
(Address) 2153 14th Avenue South
Birmingham, AL 35205

Send Tax Notice to:

(Name) Mr. Paul D. James
(Address) 2321 Isaac Street
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand Nine Hundred Dollars (\$10,900.00)

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

Kenneth W. Benoskie and wife, Amy Benoskie,

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

Paul D. James and wife, Gina James

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

A parcel of land being situated in the South 1/2 of the Southwest 1/4 of Section 25, Township 24 North, Range 15 East, more particularly described as follows:

Commence at the SW 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 degrees 02 minutes left and run Northerly a distance of 410.63 feet to a point; thence turn 89 degrees 17 minutes right and run Easterly a distance of 173.12 feet to a point; thence turn 57 degrees 02 minutes 39 seconds right and run Southeasterly a distance of 368.53 feet to the point of beginning of the property being described; thence turn 86 degrees 31 minutes 22 seconds right and run Southwesterly a distance of 75.04 feet to a point on the private property line contour of Lay Lake; thence turn 70 degrees 46 minutes 23 seconds right and run along said contour line and the water line edge of said Lay Lake a distance of 51.33 feet to a point; thence turn 20 degrees 28 minutes 27 seconds right and continue along water line contour a distance of 43.91 feet to a point; thence turn 24 degrees 17 minutes 50 seconds left and continue along said water line contour a distance of 42.71 feet to a point; thence turn 42 degrees 48 minutes 01 seconds right and run a distance of 134.90 feet to a point; thence turn 89 degrees 50 minutes 09 seconds right and run a distance of 26.83 feet to a point; thence turn 13 degrees 10 minutes 50 seconds right and run along the edge of an access road a distance of 37.39 feet to a point; thence turn 39 degrees 38 minutes 00 seconds right and continue along edge of said road a distance of 50.30 feet to a point; thence turn 20 degrees 35 minutes 00 seconds right and continue along edge of said road a distance of 180.08 feet to the point of beginning; being situated in Shelby County, Alabama.

Mineral and mining right excepted. Subject to easements and restrictions of record. This is not the homestead of the Grantors.

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 13th
day of September, 19 91

91 SEP 16 PM 1:59
INSTRUMENT WAS FILED

1. Deed Tax	11.00
2. Reg. Fee	2.50
3. Recording Fee	2.00
4. Indexing Fee	1.00
5. Notary Fee	1.00
6. Certified Fee	1.00
Total	17.50

Kenneth W. Benoskie (Seal)
Kenneth W. Benoskie, Grantor

Amy Benoskie (Seal)
Amy Benoskie, Grantor

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 and wife, Amy Benoskie,
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 13th day of September, 19 91

MY COMMISSION EXPIRES FEBRUARY 14, 1994

My Commission Expires:

Quinn L. Newlin
Notary Public