

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
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(Name) Dennis T. Benson
(Address) P. O. Box 143
Shelby, Alabama 35143

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head

(Address) Columbiana, Alabama 35051

Form 1-1-87 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Howard Benson, a married man; Mildred B. Branson, a married woman; James Terry Benson, a married man;

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

Dennis T. Benson

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

Lot 6, Block 64, according to Safford's Map of the Town of Shelby, Alabama, as recorded in Book 3, page 38, in Probate Office of Shelby County, Alabama.

The above described property constitutes no part of the homestead of any of the grantors or their spouse.

The grantors herein constitute the sole heirs and next of kin of Agnes B. Benson, who died May 27, 1992.

Inst # 1993-32802
10/21/1993-32802
02:50 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 10.00

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 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 our hands(s) and seal(s), this 27 day of February, 1993

(Seal)

(Seal)

(Seal)

Howard E. Benson (Seal)
(Howard Benson)

Mildred B. Branson (Seal)
(Mildred B. Branson)

James Terry Benson (Seal)
(James Terry Benson)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Howard Benson, Mildred B. Branson & James Terry Benson whose names 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 27 day of February, A. D., 1993.

Janice Brasher
Notary Public.

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