

This Instrument was prepared by:

THIS DEED PREPARED WITHOUT BENEFIT OF TITLE INFORMATION

(Name) Rodger Dale Bass, Attorney at Law

(Address) P.O. Box 430 Pelham, AL 35114

Send Tax Notice to:

Kelvin E. Benton

P.O. 142

Maylene, AL 35114

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA,

SHELBY COUNTY

\$500.00

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

Ten Dollars and other good and valuable considerations

to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, the undersigned

EUGENE LAWLEY AND WIFE, BETTY J. LAWLEY

(herein referred to as grantors) do grant, bargain, sell and convey unto

KELVIN EUGENE BENTON AND WIFE, MARY ANN BENTON

(hereinafter called Grantees), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to wit:

A parcel of land containing 1/2 acres, more or less, located in the NW 1/4 of the NE 1/4 of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows: The South Half of the following described parcel: Begin at an old iron pin 2667.77 feet North and 92.36 feet East of the center of said Section 5; thence run Southerly a distance of 210 feet to a rock corner; thence run Easterly a distance of 210 feet to a point of a payed County Road; thence run Northerly along said road a distance of 210 feet to the NW corner of the parcel of land formerly owned by Mrs. A.C. Powell; thence run Westerly a distance of 210 feet to the point of beginning, according to the survey of Amos Cory, R.L.S. #10550 on the first day of November, 1977.

Subject to easements and restrictions of record.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, rodger dale bass have hereto set Q/S hand(s) and seal(s) this 12th day of July, 1994.

WITNESS:

(Seal) Eugene Lawley (Seal)

(Seal) Betty J. Lawley (Seal)

(Seal) _____ (Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that

Eugene Lawley and Wife, Betty J. Lawley, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me

on this day, that being informed of the contents of the conveyance, has (have) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of July, 1994.

Rodger Dale Bass
NOTARY PUBLIC

06/02/1994-17678
10:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 9.00