

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Charles G. Benson

(Address) 20 Choppe Benson Rd  
Shelby 35143

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

Post Office Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-87 Rev. 1-88

**WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama**

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-Four Thousand, Eight Hundred Fifty and no/100 DOLLARS

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

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

Charles G. Benson and Lillie Mae Benson, as joint tenants with right of survivorship, for and during their joint lives and upon the death of either of them, then to the survivor of them (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the SE corner of the SW 1/4 of Section 9, Township 24 North, Range 15 East; thence run North along the East line thereof for 618.72 feet to the Point of Beginning; thence continue last described course for 440.07 feet; thence 89 degrees 34 minutes 17 seconds left run Westerly for 934.27 feet to a fence; thence 98 degrees 58 minutes 45 seconds left run Southerly for 235.70 feet to an iron pipe; thence 90 degrees 00 minutes right run Westerly for 200.0 feet to an iron pin and the Easterly R/W of Shelby County Highway #99; thence 89 degrees 40 minutes left run Southerly along said R/W for 178.06 feet; thence 81 degrees 21 minutes 15 seconds left run Easterly for 1071.56 feet to the Point of Beginning.

Subject to taxes for 1995 and subsequent years, easements, restrictions, rights of way, and permits of record.

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 of such survivor forever, together with every contingent remainder and right of reversion.

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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, I have hereunto set my hands(s) and seal(s), this 30th day of August, 1994.

(Seal)

Linda O. Benson  
Linda Benson

(Seal)

(Seal)

08/31/1994-26963  
03:59 PM CERTIFIED

(Seal)

(Seal)

SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 33.50

(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 Linda Benson 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 30th day of August, A. D., 1994

[Signature]  
Notary Public.

1994-26963