

SEND TAX NOTICE TO:

(Name) Charles G. Benson
20 Chopper Benson Road
(Address) Shelby, AL. 35143

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head

(Address) Columbiana, AL 35051

Form 1-1-27 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 & 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, Willie Mae Benson, a widow

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

Charles G. Benson

(herein referred to as grantee, whether one or more) all of my right, title and interest in and to
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.

The grantor is one and the same person as Lillie Mae Benson, shown on deed
recorded as Instrument No. 1994-26963.

07/17/1995-18836
01:45 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

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, have hereunto set hands(s) and seal(s), this 6th
day of July, 1995

(Seal)

Willie Mae Benson
(Willie Mae Benson)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Willie Mae 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 6th day of July, A. D., 1995.

Lance G. Foster
Notary Public.