

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

(Name) Ray Benson

(Address) 13645 Hwy 42 Shelby AL 35143

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

P O Box 822, Columbiana, Alabama 35051

(Address) _____

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWENTY ONE THOUSAND FIVE HUNDRED AND NO/100-----(\$21,500.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,
William J. Belmont, Jr. and wife, Paula Belmont,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Ray Benson and wife, Lola Benson,
Jonathan Benson, a single man,

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

Commence at the NW corner of the NE 1/4 of the NW 1/4 of Section 26, Township 21 South, Range 1 West; thence run South 1 degrees 15 minutes East for 1238.19 feet; thence 99 degrees 12 minutes left run 346.21 feet; thence 90 degrees right run Southeasterly for 200.0 feet; thence 0 degrees 26 minutes 24 seconds right run Southeasterly for 350.37 feet, the point of beginning; thence continue last described course for 157.78 feet to the center of a creek; thence 83 degrees 34 minutes 23 seconds left run Easterly along said creek for 138.57 feet; thence 1 degrees 45 minutes 49 seconds right continue Easterly along said creek for 101.33 feet to the Westerly right of way of Alabama State Highway #25; thence 64 degrees 22 minutes 38 seconds left run Northeasterly along said right of way for 175.28 feet; thence 90 degrees 00 minutes let run 77.79 feet to an iron pipe; thence 34 degrees 04 minutes 09 seconds left run Southwesterly for 270.90 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to taxes for 1996 and subsequent years, easements, restrictions, rights-of-way, and permits of record.

\$178,933.31 mortgage from Central State Bank was recorded simultaneously herewith.
Inst # 1996-00803

11/09/1996-00803
02:09 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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 9th day of January, 1996

(Seal)

William J. Belmont, Jr.
William J. Belmont, Jr.

(Seal)

(Seal)

Paula Belmont
Paula Belmont

(Seal)

(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 William J. Belmont, Jr. and wife, Paula Belmont, 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 9th day of January, A.D. 1996

My Commission Expires: 10/16/96 Notary Public.