

This instrument was prepared by:
Roy M. Johnson, III
4315 Highway 160
Post Office Box 499
Hayden, Alabama 35079
(205) 647-9400

Send Tax Notice To:
Kenneth W. Benoskie
William M. Lee
2468 Burgundy Dr
BHAM AL
35244

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Forty-nine Thousand Dollars (\$49,000.00), said consideration paid as follows: Twenty-four Thousand Five Hundred Dollars (\$24,500.00), the receipt whereof is hereby acknowledged, and the execution, simultaneously herewith, of a Promissory Note and Purchase Money Mortgage in the amount of Twenty Four Thousand Five Hundred Dollars (\$24,500.00) signed by the Grantees herein, in favor of the Grantor herein, the receipt whereof is hereby acknowledged, I, R. E. Wainwright, a married man (herein referred to as GRANTOR), grant, bargain, sell and convey unto Kenneth W. Benoskie and William M. Lee (herein referred to as GRANTEES), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commencing at the northeast corner of the NE 1/4 of SE 1/4 of Section 34, Township 24 North, Range 15 East, run thence West 670 feet along the North boundary line of quarter-quarter to a point; run thence South parallel to East line of said quarter-quarter a distance of 301 feet to a 4 and one-half inch square concrete post; run thence South 87 1/2 degrees West 35 feet to the point of beginning of the lot herein conveyed; run thence South 9 degrees East 116 feet and 9 inches to a point; run thence South 85 degrees West 50 feet to a point; run thence North 16 degrees East 124 feet and 4 inches to a point; run thence North 87 1/2 degrees East 35 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to easements, restrictions, protective covenants and rights-of-way of record and subject to current taxes, a lien but not yet payable.

This deed is intended to convey to Grantees herein that same parcel, and all rights thereto, previously conveyed to Grantor herein as shown by deed recorded in the Probate Court of Shelby County, Alabama on March 22, 1958, at Deed Record 192, Page 256.

SUBJECT PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF GRANTOR OR OF HIS WIFE, CHRISTINE H. WAINWRIGHT.

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SHELBY COUNTY JUDGE OF PROBATE
002 SNA 60.00

Said property is sold "as-is" with no warranty express or implied except as to warranties of title stated herein.

PREPARED WITHOUT BENEFIT OF SURVEY.

TO HAVE AND TO HOLD to said Grantees forever.

And I, the undersigned, for my heirs, executors, and administrators, covenant with the said Grantees, their heirs and assigns, that the undersigned is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the undersigned has a good right to sell and convey the same as aforesaid; that the undersigned will and my 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, the undersigned hereunto sets his hand and seal, this the 13th day of May, 1996.

Witnesses:

[Signature]

[Signature] (SEAL)
R. E. Wainwright

THE STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that R. E. Wainwright, a married man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of May, 1996.

[Signature]
Notary Public
My commission expires 4-23-2000



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