

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

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

This instrument was prepared by

(Name) Mike T. Atchison, Attorney  
P.O. Box 822  
(Address) Columbiana, Alabama 35051

(Name) Ray Benson  
13145 Highway 42  
(Address) Shelby, Alabama 35143

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Ray Benson and wife, Lola Benson; and Jonathan Benson, a single man

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Ray Benson and wife, Lola Benson

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY  
REFERENCE.

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

Subject to existing mortgages to Central State Bank.

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TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being  
the intention of the parties to this conveyance, that unless the joint tenancy hereby created is severed or terminated during the joint lives of  
the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and  
if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 hand(s) and seal(s), this

day of November, 19 96.

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Ray Benson (Seal)  
Lola Benson (Seal)  
Jonathan Benson (Seal)

STATE OF ALABAMA }  
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,  
hereby certify that Ray Benson, Lola Benson, and Jonathan Benson  
whose name s 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 12th day of November, A. D. 19 96.

Notary Public.

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL A:

A parcel of land in the Northeast Quarter of the Northwest Quarter of Section 26, Township 21 South, Range 1 West, being the same land described in a deed to Ray, Lola, and Jonathon Benson, recorded in Instrument #1996-00803, of the Real Property Records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of the Northwest Quarter of said Section 26; thence South 01 degrees 15 minutes 00 seconds East, along the West line of said sixteenth Section, a distance of 1238.19 feet to a point; thence North 79 degrees 33 minutes 00 seconds East, a distance of 346.21 feet to a point; thence South 10 degrees 27 minutes 00 seconds East, a distance of 200.00 feet to a point; thence South 10 degrees 00 minutes 36 seconds East a distance of 350.37 feet to the point of beginning; thence continuing South 10 degrees 00 minutes 36 seconds East, at 132.78 feet, set a reference iron with cap, stamped "S.Wheeler, RPLS 16165", and continuing a total distance of 157.78 feet to the center of a creek; thence North 86 degrees 25 minutes 01 seconds East along the center of the creek a distance of 79.07 feet to a point; thence North 00 degrees 45 minutes 08 seconds West, a distance of 169.29 feet to a 1/2-inch rebar, set with a cap stamped "S.Wheeler RPLS 16165; thence South 79 degrees 44 minutes 03 seconds West, a distance of 105.80 feet to the point of beginning.

EASEMENT:

A parcel of land in the Northeast Quarter of the Northwest Quarter of Section 26, Township 21 South, Range 1 West, being the same land described in a deed to Ray, Lola, and Jonathon Benson, recorded in Instrument #1996-00803, of the Real Property Records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of the Northwest Quarter of said Section 26; thence South 01 degrees 15 minutes 00 seconds East, along the West line of said sixteenth Section, a distance of 1238.19 feet to a point; thence North 79 degrees 33 minutes 00 seconds East a distance of 346.21 feet to a point; thence South 10 degrees 27 minutes 00 seconds East a distance of 200.00 feet to a point; thence South 10 degrees 00 minutes 36 seconds East a distance of 350.37 feet to a point; thence North 79 degrees 44 minutes 03 seconds East a distance of 105.80 feet to a point; thence South 00 degrees 45 minutes 08 seconds East a distance of 35.92 feet to the point of beginning; thence South 00 degrees 45 minutes 08 seconds East a distance of 30.06 feet to a point; thence South 88 degrees 32 minutes 26 seconds East a distance of 166.30 feet to a point; thence South 66 degrees 11 minutes 48 seconds East a distance of 33.15 feet to a point on the right of way of State Highway No. 25; thence North 23 degrees 48 minutes 12 seconds East along said right of way a distance of 30.00 feet to a point; thence North 66 degrees 11 minutes 48 seconds West a distance of 39.07 feet to a point; thence North 88 degrees 32 minutes 26 seconds West a distance of 173.38 feet to the point of beginning.

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