This instrument was prepared by: Anthony D. Snable, Attorney 2700 Highway 280 South Suite 101 Birmingham, Alabama 35223 Send Tax Notices to:

A. Mac Stinson Glenda J. Stinson 6151 Chelsea Road Columbiana, AL 35051

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

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KNOW ALL MEN BY THESE PRESENTS

JEFFERSON COUNTY)

That in consideration of THREE HUNDRED EIGHTY SIX THOUSAND DOLLARS and 00/100-----(\$386,000.00) to the undersigned Grantor(s), John L. Benedict and Jo Anna E. Benedict, husband and wife (herein referred to as Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, the said Grantor(s) do by these presents, grant, bargain, sell and convey unto the said A. Mac Stinson and Glenda J. Stinson (herein referred to as Grantee(s), 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

Subject to:

- 1. Advalorem taxes for the current tax year 1997.
 - 2. Easements, restrictions and reservations of record.

\$336,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD; unto the said Grantee(s) 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.

Inst # 1996-39431

12/02/1996-39431 09:43 AM CERTIFIED SELM COUNTY JUNCE OF PROMITE 003 NO. 63.50 And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantee(s), 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 Grantee(s), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this

27th day of November, 1996.

John L. Benedict

Jo Anna E. Benedict

STATE OF ALABAMA

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that John L. Benedict and Jo Anna E. Benedict, husband and wife, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal on this the 27th day of November, 1996.

NOTARY PUBLIC

(NOTARIAL SEAL)

My Commission Expires: <u>しっみ</u>ー气气

EXHIBIT "A"

DESCRIPTION OF PROPERTY

A parcel of land in the SW 1/4 of the SW 1/4 of Section 23, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows:

Parcel I

Commence at the NW corner of the SW 1/4 of the SW 1/4 of Section 23; Township 20 South, Range 1 West; thence run East along the North line of said 1/4 1/4 for 467.27 feet to the point of beginning; thence continue last described course for 420.00 feet to the Westerly Right-of-Way of Shelby County Highway No. 47; thence 102 deg. 58 min. 15 sec. right run Southerly along said Right-of-Way for 405.83 feet; thence 101 deg. 24 min. right run Northwesterly 499.49 feet; thence 99 deg. 17 min. 10 sec. right run 227.50 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel II

Commence at the NW corner of the SW 1/4 of the SW 1/4 of Section 23, Township 20 South, Range 1 West; thence run East along the North line of said 1/4 1/4 for 467.27 feet; thence 123 deg. 39 min. 20 sec. right run Southwesterly 227.50 feet to the point of beginning; thence continue last described course for 236.02 feet; thence 7 deg. 30 min. 53 sec. left run 267.11 feet; thence 103 deg. 47 min. 34 sec. left run Southeasterly 633.92 feet to the Westerly Right-of-Way of Shelby County Highway No. 47; thence 89 deg. 55 min. 16 sec. left run Northeasterly along said Right-of-Way for 375.29 feet; thence 78 deg. 36 min. left run 499.49 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1996-39431

12/02/1996-39431
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