

12/02/1996-39431  
09:43 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 HCD 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.

(NOTARIAL SEAL)

  
NOTARY PUBLIC

My Commission Expires: 10-21-99

**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.

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*JB*  
*JFB*