

This instrument was prepared by:

Name) _____
Address) _____

Send Tax Notice to:

Name) Alvin Mac. Stinson and Glenda J. Stinson
Address) 6151 Chelsea Rd
Columbiana, AL 35051

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

\$56,000.00

that in consideration of _____ DOLLARS

the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we John L. Benedict and Jo Anna E. Benedict, husband and wife, (herein referred to as grantors), do grant, bargain, sell and convey unto Alvin Mac Stinson and Glenda J. Stinson

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

SHELBY County, Alabama, to-wit:

Parcel I
A parcel of land situated in the SW 1/4 of the SW 1/4 of Section 23, Township 20 South, Range 1 West, described as follows:
From the NW corner of the SW 1/4 of the SW 1/4 of Section 23, Township 20 South, Range 1 West, being the point of beginning herein described parcel of land, run thence West along the North boundary of said SW 1/4 of SW 1/4 a distance of 497.23 feet, thence turn 123 deg. 30 min. 07 sec. right and run 452.92 feet, thence turn 97 deg. 30 min. 53 sec. left and run 267.11 feet, thence turn 145 deg. 20 min. 57 sec. right and run 428.36 feet to the point of beginning of herein described parcel of land, being situated in Shelby County, Alabama.

See Exhibit A

Parcel II
A parcel of land situated in the SW 1/4 of the SW 1/4 of Section 23, and the SW 1/4 of the SW 1/4 of Section 23, Township 20 South, Range 1 West, described as follows:
From the NW corner of the SW 1/4 of the SW 1/4 of Section 23, Township 20 South, Range 1 West, being the point of beginning of herein described parcel of land, run thence West along the North boundary of said SW 1/4 of SW 1/4 a distance of 264.97 feet, thence turn 80 deg. 43 min. 30 sec. left and run 524.06 feet, thence turn 77 deg. 30 min. 04 sec. left and run 446.93 feet, thence turn 118 deg. 04 min. 20 sec. left and run 423.36 feet to the point of beginning of herein described parcel of land, being situated in Shelby County, Alabama.

Less and except the following:
From the NW corner of the SW 1/4 of the SW 1/4 of Section 23, Township 20 South, Range 1 West, being the point of beginning of herein described parcel of land, run thence West along the North boundary of said SW 1/4 of SW 1/4 a distance of 264.97 feet, thence turn 80 deg. 43 min. 30 sec. left and run 524.06 feet to a point in a man made lake, thence turn 120 deg. 25 min. 40 sec. left and run 284.1500 feet to a point on the bank of a man made lake, thence turn 41 deg. 30 min. 07 sec. left and run 244.34 feet, thence turn 25 deg. 30 min. 45 sec. right and run 29.9700 feet to the point of beginning of herein described parcel of land.

Also a 66.0 foot easement for ingress and egress being 66.0 feet South of and parallel to the North boundary of the SW 1/4 of the SW 1/4 of Section 23, Township 20 South, Range 1 West extending West from the West boundary of said 1/4 1/4 section to County Hwy. 647.

Also a 66.0 foot easement for ingress and egress, being 66.0 feet either side of the North boundary of aforementioned SW 1/4 of SW 1/4 of Section 23, Township 20 South, Range 1 West, extending West from the East boundary of said 1/4 1/4 section to the West boundary of the aforementioned parcel of land.

All being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever, 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 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 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 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 13th day of January, 19 97.

WITNESS

(Seal)

(Seal)

(Seal)

John L. Benedict (Seal)
Jo Anna E. Benedict (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 John L. Benedict and wife, Jo Anna E. Benedict, whose name _____ 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, _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 13th day of January, A.D. 19 97.

7/3/98

My Commission Expires:

Judy R. Davis
Notary Public

Inst # 1997-01594

Inst # 1997-01594

01/15/1997-01594
02:55 PM CERTIFIED
SHELBY COUNTY JUDGE & PROTECTOR
JRM

Exhibit A

Parcel I

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

From the NW corner of the SW 1/4 of the SW 1/4 of Section 23, Township 20 South, Range 1 West, being the point of beginning herein described parcel of land, run thence East along the North boundary of said SW 1/4 of SW 1/4 a distance of 467.23 feet; thence turn 123 deg. 39 min. 57 sec. right and run 463.52 feet; thence turn 07 deg. 30 min. 53 sec. left and run 267.11 feet; thence turn 145 deg. 25 min. 57 sec. right and run 632.36 feet to the point of beginning of herein described parcel of land; being situated in Shelby County, Alabama.

Parcel II

A parcel of land situated in the SE 1/4 of the SE 1/4 of Section 22, and the SW 1/4 of the SW 1/4 of Section 23, Township 20 South, Range 1 West, described as follows:

From the NE corner of the SE 1/4 of SE 1/4 of Section 22, Township 20 South, Range 1 West, being the point of beginning of herein described parcel of land, run thence West along the North boundary of said SE 1/4 of SE 1/4 a distance of 306.57 feet; thence turn 89 deg. 43 min. 20 sec. left and run 536.05 feet; thence turn 77 deg. 28 min. 06 sec. left and run 406.92 feet; thence turn 110 deg. 46 min. 29 sec. left and run 632.36 feet to the point of beginning of herein described parcel of land; being situated in Shelby County, Alabama.

Less and except the following:

From the NE corner of the SE 1/4 of SE 1/4 of Section 22, Township 20 South, Range 1 West, being the point of beginning of herein described parcel of land, run thence West along the North boundary of said NE 1/4 of SE 1/4 a distance of 306.5665 feet; thence turn 89 deg. 43 min. 20 sec. left and run 536.0458 feet to a point in a man made lake; thence turn 129 deg. 23 min. 40 sec. left and run 254.1540 feet to a point on the bank of referenced man made lake; thence turn 41 deg. 55 min. 57 sec. left and run 316.34 feet; thence turn 35 deg. 50 min. 45 sec. right and run 69.0706 feet to the point of beginning of herein described parcel of land.

Also a 60.0 foot easement for ingress and egress being 60.0 feet South of and parallel to the North boundary of the SW 1/4 of SW 1/4 of Section 23, Township 20 South, Range 1 West extending East from the West boundary of said 1/4 1/4 section to County Hwy. 847.

Also a 60.0 foot easement for ingress and egress, being 30.0 feet either side of the North boundary of aforementioned SE 1/4 of SE 1/4 of Section 22, Township 20 South, Range 1 West, extending West from the East boundary of said 1/4 1/4 section to the West boundary of the aforescribed parcel of land.

All being situated in Shelby County, Alabama.

01/15/1997-01594
02:55 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 SMA 67.00

Inst # 1997-01594