

Important: Read Instructions on Back Before Filling out Form.

Inst # 1997-37978
11/21/1997-37978
08:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
24.30
003 MCD

Consideration: \$1.00

SEND TAX NOTICE TO:

(Name) Mr. and Mrs. Ray Eugene Benson
Route 1, Box 123
 (Address) Shelby, Alabama 35143

This instrument was prepared by

(Name) Wade H. Morton, Jr., Attorney at Law(Address) Post Office Box 1227, Columbiana, Alabama 35051-1227

Form 1-1-3 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 ONE and No/100 ----- (\$1.00) DOLLARS
 and other good and valuable consideration
 to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
 MARK LETSON and wife, TERRI LETSON,

(herein referred to as grantors) do grant, bargain, sell and convey unto
 RAY EUGENE BENSON and wife, LOLA MAE 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 Schedule "A" for legal description of the real property conveyed hereby.

Subject only to the following encumbrances, limitations and easements:

1. Ad valorem taxes for 1986 and subsequent years.

2. All oil, gas, mineral and mining rights reserved to Gulf States Paper Corporation by that certain deed dated April 20, 1982 and recorded in Deed Book 339, at Page 327, in the Office of the Judge of Probate of Shelby County, Alabama.

3. Right-of-way to Shelby County, as shown by instrument recorded in Deed Book 234, at Page 634, in said Probate Records.

4. Right-of-way to State of Alabama, as shown by instrument recorded in Deed Book 242, at Page 262; in Deed Book 252, at Page 135; and, in Deed Book 255, at Page 563, in said Probate Records.

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 December, 19 85

day of December, 19 85

WITNESS:

(Seal)

(Seal)

(Seal)

✓ Mark Letson (Seal)
Mark Letson

✓ Terri Letson (Seal)
Terri Letson

STATE OF ALABAMA

SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Mark Letson and wife, Terry Letson,
whose names 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 27th December, 19 85
✓ Stephen M. Moton

Inst # 1997-37978

11/21/1997-37978
08:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 24.30