

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
BENSON PROPERTIES, L.L.C.

Inst # 1998-09014

STATE OF ALABAMA}
SHELBY COUNTY}

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned grantor or grantors, **Richard W. Benson, a married man**, (herein referred to as Grantors, whether one or more), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTORS do grant, bargain, sell, and convey unto **BENSON PROPERTIES, L.L.C.** (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in **SHELBY County, Alabama**:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

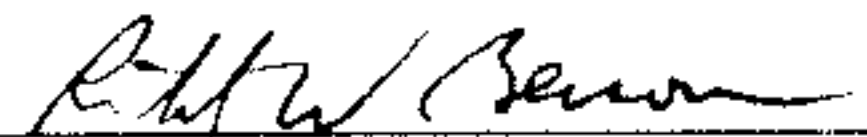
Subject to:

Ad valorem taxes for 1997 and subsequent years not yet due and payable until October 1, 1997.
Existing covenants and restrictions, easements, building lines, and limitations of record.

The above described property does not constitute the homestead of the Grantor nor his spouse.

TO HAVE AND TO HOLD Unto the said GRANTEE in fee simple.

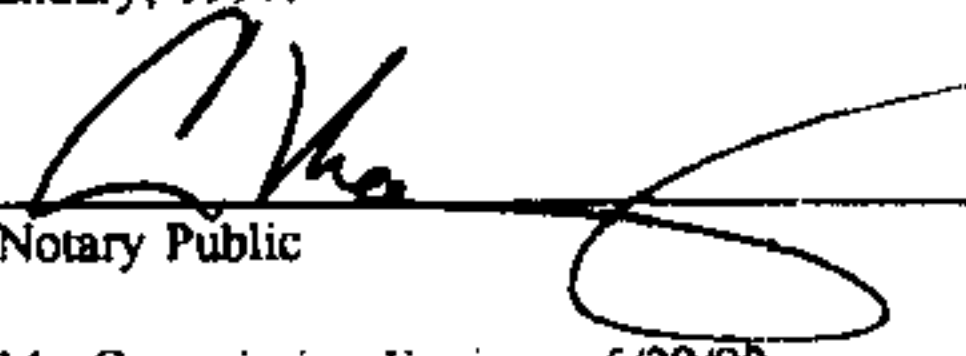
IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 17th day of January, 1997.


Richard W. Benson

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Richard W. Benson, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 17th day of January, 1997.


Notary Public
My Commission Expires: 5/29/99

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Inst # 1998-09014

03/16/1998-09014
11:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
032 REC 12.00

EXHIBIT "A"

Richard W. Benson to Benson Properties, L.L.C.

Property located in the NE 1/4 of NE 1/4 of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Inst # 1998-09014

Parcel I

Commence at the NW corner of the NE 1/4 of the NE 1/4 of Section 15, Township 21 South, Range 3 West; thence run South 0 deg. 52 min. 06 sec. West along the West line of said 1/4 1/4 section 80.72 feet to a point, said point being on the south right of way line of County Road 26 (80 foot right of way), said point also being the Point of Beginning; thence run South 86 deg. 20 min. 40 sec. East along said right of way 131.28 feet to a point, said point being the beginning of a curve to the left, said curve having a central angle of 2 deg. 11 min. 54 sec. and a radius of 2135.09 feet, said curve being subtended by a chord which bears South 87 deg. 26 min. 37 sec. East a distance of 81.91 feet; thence run easterly along the arc of said curve and along said right of way 81.92 feet; thence run South 0 deg. 52 min. 06 sec. West, 201.20 feet; thence run North 89 deg. 07 min. 54 sec. West 213.00 feet to a point on the west line of said 1/4 1/4 section; thence run North 0 deg. 52 min. 06 sec. East along said west line, 210.00 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel II

Commence at the NW corner of the NE 1/4 of the NE 1/4 of Section 15, Township 21, South, Range 3 West; thence run South 0 deg. 52 min. 06 sec. West along the west line of said 1/4 1/4 Section 80.72 feet to a point, said point being on the south right of way of County Road 26 (80 foot right of way); thence run South 86 deg. 20 min. 40 sec. East, along said right of way, 131.28 feet to the beginning of a curve to the left, said curve having a radius of 2135.09 feet and a central angle of 6 deg. 07 min. 47 sec., said curve being subtended by a chord which bears South 89 deg. 24 min. 33 sec. East a distance of 228.31 feet; thence run easterly along the arc of said curve and along said right of way 228.42 feet to the end of said curve, thence run North 87 deg. 31 min. 33 sec. East along said right of way 67.68 feet to the Point of Beginning; thence continue along the last described course, 203.33 feet; thence run South 0 deg. 52 min. 06 sec. West 220.52 feet; thence run North 89 deg. 07 min. 54 sec. West, 202.99 feet; thence run North 0 deg. 52 min. 06 sec. East 208.67 feet to the point of beginning; being situated in Shelby County, Alabama.

03/16/1998-09014
11:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NEL 12.00