

This Instrument Was Prepared By:  
Dickerson Morse & Yost, P. C.  
1920 Valleydale Road  
Birmingham, Alabama 35244

Send Tax Notice to:  
Edmund R. Benson  
534 Ozley Road  
Alabaster, Alabama 35007

STATE OF ALABAMA  
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Eighteen Thousand Five Hundred and 00/100 Dollars (\$18,500.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, James C. Mitchell and Martha F. Mitchell, husband and wife (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Edmund R. Benson, an unmarried man (hereinafter referred to as the GRANTEE), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

A parcel of land located in the NE 1/4 of the NW 1/4 of Section 17, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of said 1/4-1/4 section; thence in a Southerly direction along the East line of said 1/4-1/4 section a distance of 330.00 feet; thence 91 degrees 42 minutes right in a Westerly direction a distance of 125.0 feet to the point of beginning; thence continue along last described course a distance of 295.0 feet; thence 91 degrees 42 minutes left in a Southerly direction a distance of 171.6 feet; thence 21 degrees 19 minutes 18 seconds left in a Southeasterly direction a distance of 5.97 feet to a point on the North margin of Shelby County Highway 260; thence 90 degrees left measured to tangent of a curve to the right, said curve having a radius of 844.88 feet and a central angle of 20 degrees 20 minutes 18 seconds; thence along arc of said curve, in a Northeasterly direction, a distance of 295.91 feet; thence 89 degrees 01 minute left, measured from tangent of said curve, in a Northerly direction a distance of 110.71 feet to the point of beginning.

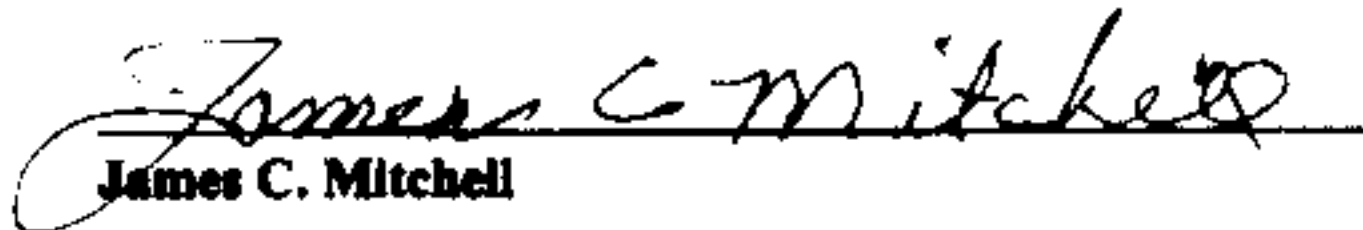
Note: 12,500.00 of the above purchase price is in the form of a mortgage in favor of Union State Bank, executed and recorded simultaneously herewith.

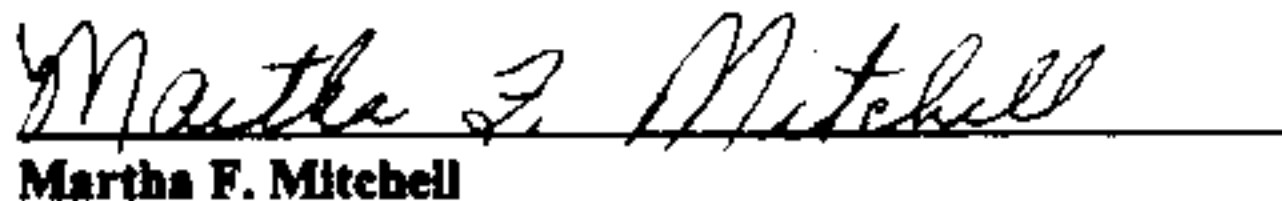
This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEE, his heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 5th day of November, 1998.

  
James C. Mitchell

  
Martha F. Mitchell

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that James C. Mitchell and Martha F. Mitchell, husband and wife, 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 the 5th day of November, 1998



Onnie D. Dickerson, III - Notary Public

My Commission Expires: 4/23/2000

11/10/1998-44486  
08:32 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 90A 14.30

Inst # 1998-44486