

This form provided by  
**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**  
P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

**SEND TAX NOTICE TO:**  
Joe Tidmore  
(Name)  
(Address) P.O. Box 822  
Columbiana, AL 35051

This instrument was prepared by: **MIKE T. ATCHISON**  
P. O. Box 822  
Columbiana, AL 35051

Form 1-0-5 Rev. 4/99  
**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** - Stewart Title Insurance Corp. of Houston, TX

**STATE OF ALABAMA**  
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Two Hundred Twenty Five Thousand and no/100 Dollars

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged to  
Ray Benson and wife, Lola Benson

therein referred to as grantors do grant, bargain, sell and convey unto  
Joe Tidmore and Brenda Tidmore

therein referred to as GRANTEEES as joint tenants, with right of survivorship, the following described real estate situated  
Shelby  
County, Alabama to wit

See Exhibit "A" for Legal Description.

Subject to taxes for 1999 and subsequent years, covenants, restrictions, rights of way  
and permits of record.

\$225,000.00 of the above recited purchase price was paid from a mortgage recorded  
simultaneously herewith.

Inst. 1999-23699  
66962 6661 1251  
06/07/1999-23699  
01111810 AM 01111810  
08:32 AM 08:32 AM

TO HAVE AND TO HOLD unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs  
and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals, this  
day of June 1999

WITNESS:  
(Seal) Ray Benson (Seal)  
(Seal) Lola Benson (Seal)

**STATE OF ALABAMA**  
Shelby COUNTY }  
I, the undersigned authority, a Notary Public in and for said county, in said State  
hereby certify that Ray Benson and Lola Benson  
whose name is (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 day of June A.D. 1999  
My Commission Expires: 10/16/2000

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL A:

A parcel of land in the Northeast Quarter of the Northwest Quarter of Section 26, Township 21 South, Range 1 West, being the same land described in a deed to Ray, Lola and Jonathan Benson recorded in Instrument #1996-00803, of the Real Property Records of Shelby County, Alabama, said parcel of land being more particularly described as follows:  
Commencing at the Northwest corner of the Northeast Quarter of the Northwest Quarter of said Section 26; thence South 01 degrees 15 minutes 00 seconds East, along the West line of said sixteenth Section, a distance of 1238.19 feet to a point; thence North 79 degrees 33 minutes 00 seconds East, a distance of 346.21 feet to a point; thence South 10 degrees 27 minutes 00 seconds East, a distance of 200.00 feet to a point; thence South 10 degrees 00 minutes 36 seconds East a distance of 350.37 feet to the point of beginning; thence continuing South 10 degrees 00 minutes 36 seconds East, at 132.78 feet, set a reference iron with cap, stamped "S. Wheeler, RPLS 16165", and continuing a total distance of 132.78 feet to the center of a creek; thence North 86 degrees 25 minutes 01 seconds East along the center of the creek a distance of 79.07 feet to a point; thence North 00 degrees 43 minutes 08 seconds West, a distance of 169.29 feet to a 1/2 inch rebar, set with a cap, stamped "S. Wheeler, RPLS 16165"; thence South 79 degrees 44 minutes 03 seconds West, a distance of 105.80 feet to the point of beginning.

EASEMENT:

A parcel of land in the Northeast Quarter of the Northwest Quarter of Section 26, Township 21 South, Range 1 West, being the same land described in a deed to Ray, Lola and Jonathan Benson, recorded in Instrument #1996-00803, of the Real Property Records of Shelby County, Alabama, said parcel of land being more particularly described as follows:  
Commencing at the Northwest corner of the Northeast Quarter of the Northwest Quarter of said Section 26; thence South 01 degrees 15 minutes 00 seconds East, along the West line of said sixteenth Section, a distance of 1238.19 feet to a point; thence North 79 degrees 33 minutes 00 seconds East a distance of 346.21 feet to a point; thence South 10 degrees 27 minutes 00 seconds East a distance of 200.00 feet to a point; thence South 10 degrees 00 minutes 36 seconds East a distance of 350.37 feet to a point; thence North 79 degrees 44 minutes 03 seconds East a distance of 105.80 feet to a point; thence South 00 degrees 45 minutes 08 seconds East a distance of 30.06 feet to a point; thence South 88 degrees 32 minutes 26 seconds East a distance of 166.30 feet to a point; thence South 66 degrees 11 minutes 48 seconds East a distance of 33.15 feet to a point on the right of way of State Highway No. 25; thence North 23 degrees 48 minutes 12 seconds East along said right of way a distance of 30.00 feet to a point; thence North 00 degrees 11 minutes 48 seconds West a distance of 39.07 feet to a point; thence North 88 degrees 32 minutes 26 seconds West a distance of 173.38 feet to the point of beginning.

Inst # 1999-23699

06/07/1999-23699  
08:32 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MMS 12.00