

This Instrument Was Prepared By:
Dickerson & Morse, P. C.
1938 Valleydale Road
Birmingham, Alabama 35244

Send Tax Notice to:
Edmund R. Benson
524 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 Fifteen Thousand Seven Hundred Fifty and 00/100 Dollars (\$15,750.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Dorothy Finley, a married woman, Earl Templin, a married man, and Bobby Templin, a married man (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Edmund R. Benson, a single man (hereinafter referred to as the GRANTEE), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Commence at the NE corner of Section 18, Township 21 South, Range 2 West, Shelby County, Alabama; thence South 01 degrees 20 minutes 28 seconds West for 154.74 feet to the point of beginning, said point also being a point on the Westerly right of way line of County Highway 339; thence South 03 degrees 10 minutes 54 seconds West for a distance of 256.47 feet to the intersection of said right of way and the Northeasterly right of way line of Shelby County Highway 340; thence North 22 degrees 23 minutes 46 seconds West along said Highway 340 right of way and leaving said Highway 339 right of way for a distance of 422.48 feet; thence South 86 degrees 50 minutes 05 seconds East and leaving said right of way line for a distance of 43.86 feet; thence North 01 degrees 34 minutes 47 seconds East for a distance of 103.61 feet; thence South 88 degrees 27 minutes 29 seconds East for a distance of 17.59 feet; thence North 04 degrees 53 minutes 18 seconds East for a distance of 90.20 feet to the Southerly right of way line of an unnamed road, said point also being a point on a curve to the left having a central angle of 7 degrees 17 minutes 17 seconds and a radius of 731.30 feet; thence along the arc of said curve and along said right of way for a distance of 93.02 feet to the intersection of said right of way line and said Highway 339 right of way; thence South 06 degrees 05 minutes 17 seconds East along said Highway 339 and leaving said unnamed right of way line for a distance of 64.54 feet to a point on a curve to the right having a central angle of 9 degrees 16 minutes 10 seconds and a radius of 1488.00 feet; thence along the arc of said curve and along said right of way for a distance of 239.44 feet to the point of beginning. Situated in Shelby County, Alabama.

Note: \$12,600.00 of the above purchase price is in the form of a mortgage in favor of Union State Bank, executed and recorded simultaneously herewith.

Note: Forrest Templin died intestate on March 10, 1999. There are no unpaid claims, federal or state inheritance taxes against the Estate of Forrest Templin. The heirs of the estate are Dorothy Finley, Earl Templin and Bobby Templin. Forrest Templin is the surviving grantee of that certain deed recorded in Deed Book 266, page 599; the other grantee, Mamie Templin having died on September 25, 1995. Forrest Templin and Mamie Templin purchased this property in March of 1971, and the property described above is the same property as described in Deed Book 266, page 599.

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


11/01/1999-44863
09:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MHS 17.00


Inst # 1999-44863

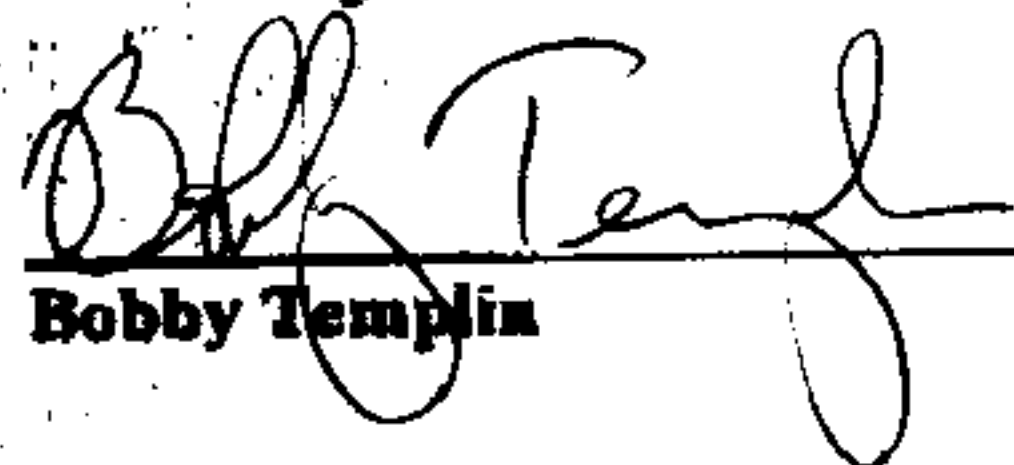
Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

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 29th day of October, 1999.


Dorothy Finley


Earl Templin


Bobby Templin

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a notary public in and for said county in said state, hereby certify that Dorothy Finley, a married woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of October, 1999.


Onnie D. Dickerson, III - Notary Public

My Commission Expires: 4/23/2000

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a notary public in and for said county in said state, hereby certify that Earl Templin, a married man, 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.

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Given under my hand and official seal this the 29th day of October, 1999.

[Signature]

Notary Public

My Commission Expires: 04/23/00

STATE OF COLORADO
COUNTY OF ADAMS

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Bobby Temple**, a married man, 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 27th day of October, 1999.

Peggy Machamer

Notary Public

My Commission Expires: 08/06/2001

Peggy Machamer
Rocky Mountain Arsenal
Commerce City, CO 80022-1748

Inst # 1999-44863

11/01/1999-44863
09:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NMS 17.00