

Send Tax Notice to:  
John Edgar Benson & Velma Benson  
P. O. Box 96  
Shelby, AL 35143

This Instrument prepared by:  
WALLACE, ELLIS, FOWLER & HEAD  
Columbiana, AL 35051

**WARRANTY DEED**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of One and no/100 Dollar (\$1.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **John Edgar Benson and wife, Velma Benson** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto ourselves, **John Edgar Benson and wife, Velma Benson** (herein referred to as grantee, whether one or more), all our right, title and interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

**Parcel 1**

Part of the NE 1/4 of SW 1/4 of Section 18, Township 22 South, Range 1 East, more particularly described as follows: Starting at the northwest corner of the SE 1/4 of NW 1/4 of Section 18; thence run South 3 deg. and 30 min. East, along the west boundary of said SE 1/4 of NW 1/4 and NE 1/4 of SW 1/4 1834.2 feet; thence run south 77 deg. 30 min. East, 127.0 feet for a point of beginning of the tract of land herein described; thence run south, 4 deg. east, 453.2 feet; thence run north 53 deg. and 45 min. east, along right of way of L & N Railroad 287.3 feet; thence continue along right of way of railroad north, 57 deg. and 15 min. east, 197.6 feet; thence run north, 26 deg. and 30 min. west, 415.0 feet; thence south, 50 deg. and 25 min. West 319.4 feet to beginning; containing 4.0 acres, more or less, and being situated in Shelby County, Alabama.

There is excepted herefrom mineral and mining rights.

**Parcel 2**

Begin at the point where the east line of the NE 1/4 of SW 1/4 of Section 18, Township 22, Range 1 East crosses the north right of way line of the Louisville and Nashville Railroad and run thence south, 63 deg. 35 min. west, along the north boundary line of said railroad right of way a distance of 840.8 feet to an iron stake; run thence north, 26 deg. 30 min. west, a distance of 415 feet to an iron stake; run thence south, 50 deg. 25 min. west, 319.4 feet, more or less, to a point on the east right of way line of the Columbiana Shelby paved road; thence along same in a northerly direction 278.3 feet to the southwest corner of a parcel of land conveyed by the grantors herein to the grantee herein on October 20, 1952, as shown by deed recorded in Deed Book 156, page 63 in the Probate Office of Shelby County, Alabama; thence along said parcel of land north, 83 deg. 45 min. east 1239 feet to a point on the east line of said 40 acres; thence along same south, 3 deg. east, 222 feet to the point of beginning; being situated in Shelby County, Alabama.

**Parcel 3**

A part of the NE 1/4 of the SW 1/4 and part of the S 1/2 of NW 1/4 of Section 18, Township 22, Range 1 East, being more particularly described as follows: Begin at a point where the north right of way line of the Louisville and Nashville Railway intersects the East line of the NE 1/4 of the SW 1/4 of Section 18, Township 22, Range 1 East and go thence south 65 deg. 30 min. West 840 feet along the North margin of said right of way, thence North 26 deg. 30 min. West 415 feet, thence south 50 deg. 25 min. West 319.4 feet, more or less, to a point on the East right of way line of the Columbiana-Shelby Road, thence along the East right of way line of said road North 11 deg. 43 min. West 947.3 feet, thence North 83 deg. 45 min. East 1329 feet to the East line of the SE 1/4 of NW 1/4 of said Section 18; thence South 882 feet to the point of beginning.

**Parcel 4**

A part of the S 1/2 of NW 1/4 of Section 18, Township 22, Range 1 East, being more particularly described as follows: Commence at the point where the East line of the NE 1/4 of SW 1/4 of Section 18, Township 22, Range 1 East crosses the north right of way line of the L & N Railroad and run north, 3 deg. west, 882 feet to the point of beginning of the land herein conveyed; (said point being the northeast corner of the property heretofore conveyed to Velma Benson), from said point of beginning, run south 83 deg. 45 min. West, 1329 feet to the east right of way line of the Columbiana-Shelby paved road; thence run in a northwesterly direction along the east right of way line of said road

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to the north line of the S W 1/4 of NW 1/4; run thence north, 87 deg. 55 min. East, 176 feet, more or less, to the northeast corner of said SW 1/4 of NW 1/4; thence continue north, 87 deg. 55 min. East, 1320.4 feet to the northeast corner of SE 1/4 of NW 1/4; thence South, 3 deg. east, 841.5 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

**Parcel 5**

Begin 12 feet west of SE corner of SW 1/4 of NW 1/4 of Section 18, Township 22, Range 1 East; thence along South boundary line of said forty South 87 deg. 55' West 388 feet; thence North 3 deg. 30' West 250 feet; thence North 87 deg. 55' East 353 feet to Shelby and Columbiana Highway; thence South 10 deg. 35' East 258 feet to point of beginning, containing 2.12 acres, more or less, being in SW 1/4 of NW 1/4, Section 18, Township 22, Range 1 East, Shelby County, Alabama.

Except present highway right of way of Columbiana-Shelby Road.

**Parcel 6**

A part of the S 1/2 of SW 1/4 of Sec. 1, Tp 24 North, Range 15 East described as follows: To find the point of beginning start at the SW corner of said Section 1; thence northeastwardly along a road as follows: North 75 deg. 45 min. East a distance of 391.7 feet to a point; thence North 30 deg. 15 min. East a distance of 198.3 feet to a point; thence North 38 deg. 06 min. East a distance of 290.7 feet to a point; thence North 42 deg. 34 min. East a distance of 25 feet to a point; thence North 88 deg. 58 min. East a distance of 186 feet to a point; thence North 88 deg. 33 min. East a distance of 200.4 feet to a point which is the point of beginning; thence North 76 deg. 54 min. East a distance of 100 feet to a point; thence North 3 deg. 58 min. East a distance of 62.8 feet to a point; thence North 82 deg. 51 min. West a distance of 102 feet to a point; thence South 0 deg. 18 min. West 97.7 feet to point of beginning.

Also a part of the S 1/2 of SW 1/4 of Sec. 1, Tp. 24 North, Range 15 East described as follows: To find the point of beginning start at the SW corner of said Section 1; thence northeastwardly along road as follows: North 75 deg. 45 min. East a distance of 391.7 feet to a point; thence North 30 deg. 15 min. East a distance of 198.3 feet to a point; thence North 38 deg. 06 min. East a distance of 290.7 feet to a point; thence North 42 deg. 34 min. East a distance of 25 feet to a point; thence North 88 deg. 58 min. East a distance of 186 feet to a point; thence North 88 deg. 33 min. East a distance of 200.4 feet to a point; thence North 76 deg. 54 min. East a distance of 100 feet to a point which is the point of beginning; thence North 83 deg. 58 min. East a distance of 100 feet to a point; thence North 0 deg. 21 min. West a distance of 85.3 feet to a point; thence South 70 deg. 46 min. West a distance of 100 feet to a point; thence South 3 deg. 58 min. West a distance of 62.8 feet to point of beginning.

Subject to Existing rights of way and easements, and particularly the Alabama Power Company flood rights to 425 foot datum plane contour as recorded in "Final Record" Probate Office of Shelby County, Book 7, page 51.

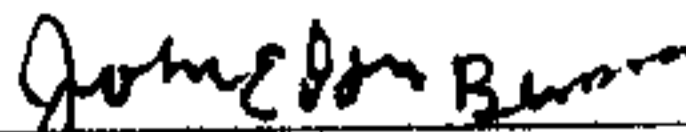
LESS AND EXCEPT any of the above described property which has been heretofore conveyed to some other person or entity.

The purpose and intention of this deed is to recognize our equal ownership as tenants in common of all property titled or owned by the grantors, whether correctly described herein or not.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

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 extent of our interest herein, 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 24<sup>th</sup> day of February, 2000.

 (SEAL)  
John Edgar Benson

 (SEAL)  
Velma Benson

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John Edgar Benson and wife, Velma Benson**, 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 29<sup>th</sup> day of February, 2000.

  
Notary Public

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