

This instrument was prepared by:
William R. Justice
P.O. Box 1144 Columbiana, Alabama 35051

Grantees' address: 242 Hwy 46
Shelby, Al 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety-Five Thousand and no/100 DOLLARS (\$95,000.00) to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged, the undersigned **JAMES TERRY BENSON** and **LINDA G. BENSON**, Husband and Wife, (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto **RANDALL TUCKER** and **CHRISTY TUCKER** (herein referred to as GRANTEE(S) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama to-wit:

A parcel of land in the Southwest Quarter of the Southeast Quarter of Section 4, Township 24 North, Range 15 East, being more particularly described as follows: Commencing at a rail found at the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 4; thence North 03 degrees 41 minutes 42 seconds East, along the East line of said sixteenth Section, a distance of 511.29 feet to a 1" rebar found, on the South right-of-way of County Road 46; thence North 72 degrees 34 minutes 34 seconds West along said right-of-way a distance of 189.00 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence South 03 degrees 41 minutes 42 seconds West, a distance of 155.58 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165" set at the point of beginning; thence North 87 degrees 09 minutes 43 seconds West, a distance of 110.53 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence South 03 degrees 32 minutes 58 seconds East, a distance of 150.59 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence South 88 degrees 48 minutes 06 seconds East a distance of 91.62 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence North 03 degrees 41 minutes 42 seconds East a distance of 147.05 feet to the point of beginning.

ALSO an Easement described as:

Commencing at a rail found at the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 4; thence North 03 degrees 41 minutes 42 seconds East, along the East line of said sixteenth Section, a distance of 511.59 feet to a 1" rebar found, on the South right-of-way of County Road 47; thence North 72 degrees 34 minutes 34 seconds West, along said right-of-way a distance of 137.53 feet to a 1/2" rebar set with a cap stamped, "S. Wheeler RPLS 16165" at the point of beginning; thence North 72 degrees 34 minutes 34 seconds West along said right-of-way, a distance of 51.47 feet to a 1/2" rebar set with a cap stamped, "S. Wheeler

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RPLS 16165"; thence South 03 degrees 41 minutes 42 seconds East, a distance of 302.63 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence South 86 degrees 18 minutes 18 seconds East a distance of 50.00 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler, RPLS 16165"; thence North 03 degrees 41 minutes 42 seconds East, a distance of 290.41 feet to the point of beginning. According to the survey of Sid Wheeler, dated May 27, 1999.


\$90,250.00 of the consideration stated above was paid by a mortgage executed simultaneously herewith.


SUBJECT TO: Easements and rights-of-way of record.

TO HAVE AND TO HOLD to the said GRANTEE(S) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR(S) do for GRANTOR(S) and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE(S), their heirs and assigns, that GRANTOR(S) are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR(S) have a good right to sell and convey the same as aforesaid; that GRANTOR(S) will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set GRANTOR'S hand and seal, this 27th day of March, 2000.


James Terry Benson


Linda G. Benson

STATE OF ALABAMA

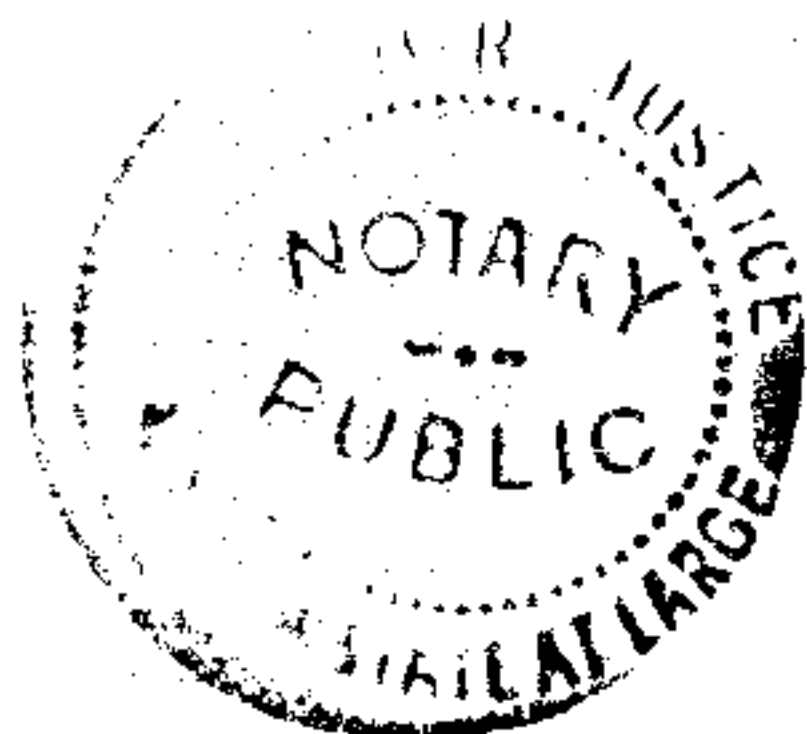
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Terry Benson and Linda G. Benson, Husband and Wife,, whose name(s) 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 27th day of March, 2000.



Arthur P. Jentz
Notary Public
Commission Expires: 9/12/03

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