

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

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

Form 1-1-5 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 **Five Hundred and no/100----- DOLLARS**

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Ray E. Benson and wife, Lola M. Benson
(herein referred to as grantors) do grant, bargain, sell and convey unto

Ray E. Benson and wife, Lola M. Benson

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY **County, Alabama** ~~to-wit:~~

02/08/2001-04557
12:16 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 WMB 11.50

All that part of the NE 1/4 of the NE 1/4 of Fractional Section 23, Township 22 South, Range 1 East lying North of Shelby County Road No. 42, an 80-foot right of way. Less and except property described in Real Record 115, Page 452 recorded in Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Also all that part of the NW 1/4 of the NW 1/4 of Fractional Section 24, Township 22 South, Range 1 East, Shelby County, Alabama, which lies North of Shelby County Road No. 42, an 80-foot right of way.

All being situated in Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:
A parcel of land located in NW 1/4 of Section 24, Township 22 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the NW corner of said Section 24; thence run East along the North line of said 1/4-1/4 a distance of 197.65 feet to the point of beginning; thence continue along last described course a distance of 345.00 feet to the Northwest right of way of Highway 42; thence turn 135 degrees 28 minutes 02 seconds right to the chord of a curve to the left and run a distance of 47.95 feet along said chord; thence turn 2 degrees 31 minutes 38 seconds left from said chord and run a distance of 266.68 feet along said right of way; thence turn 107 degrees 37 minutes 23 seconds right and run a distance of 262.78 feet to the point of beginning.

According to survey of Rodney Y. Shiflett, RLS #21784, dated January 10, 2001.

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 HEREOF, we have hereunto set our hand(s) and seal(s), this 8th day of January February, 2001.

WITNESS:

(Seal)

Ray E. Benson (Seal)
Ray E. Benson

(Seal)

(Seal)

(Seal)

(Seal)

Lola M. Benson (Seal)
Lola M. Benson

STATE OF ALABAMA
SHELBY **COUNTY** }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ray E. Benson and wife, Lola M. Benson 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 8th day of

February January A. D. 2001.

Janet F. Paison

Notary Public.

2001-04557
Inst