

This instrument was prepared by:

Grantees' address:  
242 Hwy 46  
Shelby, AL 35143

William R. Justice  
P.O. Box 1144 Columbiana, Alabama 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**SHELBY COUNTY** KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-five Thousand and no/100 DOLLARS (\$25,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES 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) do grant, bargain, sell and convey unto Randall Tucker and Christy Tucker (herein referred to as GRANTEES) 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 part of the same land described in a deed to James Terry and Linda G. Benson, recorded in Real Book 307, Page 868, of the real property records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

Beginning 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 299.54 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence South 03 degrees 18 minutes 37 seconds West, a distance of 184.54 feet to a 1/2" rebar found, with a cap stamped "S. Wheeler RPLS 16165"; thence South 87 degrees 09 minutes 43 seconds East, a distance of 110.53 feet to a 1/2" rebar found, with a cap stamped "S. Wheeler RPLS 16165"; thence South 03 degrees 41 minutes 42 seconds West, a distance of 147.05 feet to a 1/2" rebar found, with a cap stamped "S. Wheeler RPLS 16165"; thence North 88 degrees 48 minutes 06 seconds West, a distance of 91.62 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence South 04 degrees 13 minutes 16 seconds East, a distance of 106.08 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence South 10 degrees 59 minutes 37 seconds East, a distance of 157.77 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence South 20 degrees 44 minutes 27 seconds East, a distance of 193.09 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence South 73 degrees 00 minutes 41 seconds East, a distance of 160.99 feet to a 1/2" rebar found; thence North 00 degrees 27 minutes 14 seconds West, a distance of 221.55 feet to the point of beginning.

Subject to:

1. Right of way to Shelby County recorded in Deed Book 227, page 134 in the

*JWBsc/Alicia Plaza*

03/01/2001-07219  
02:41 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MMB 18.00

Inst # 2001-07219

Probate Office of Shelby County, Alabama.

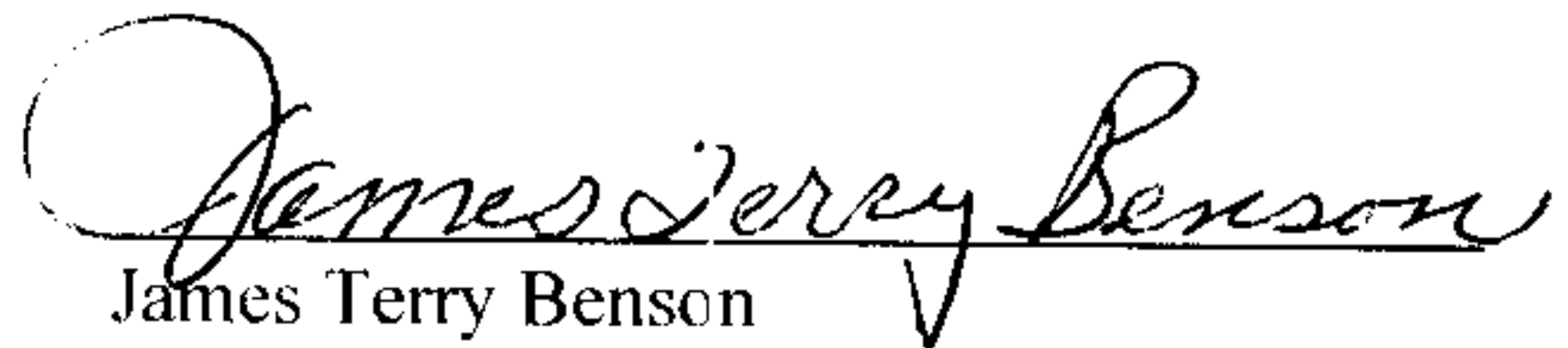
2. Title to minerals underlying above described lands with mining rights and privileges belonging thereto as reserved in Real Book 307, Page 727, in the Probate Office of Shelby County, Alabama.

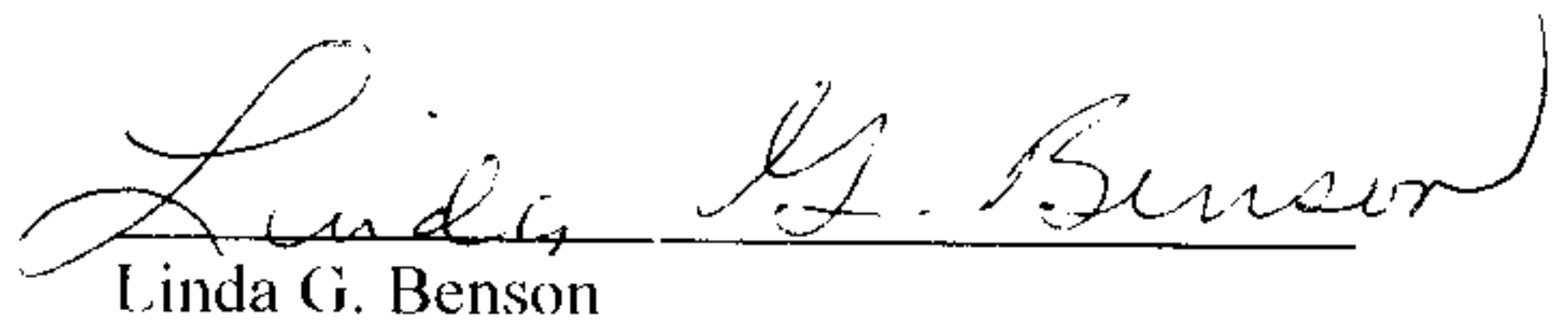
\$25,000.00 of the consideration stated above was paid by a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES 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 does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 27th day of February, 2001.

  
James Terry Benson

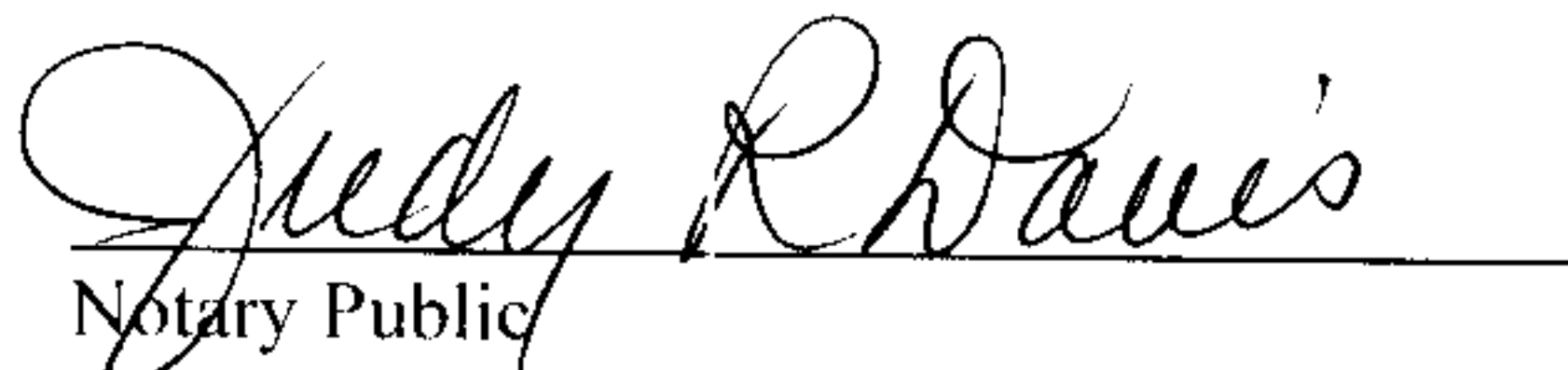
  
Linda G. Benson

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 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 27th day of February, 2001.

  
Notary Public

03/01/2001-07219  
02:41 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
002 KMB                      1E.00

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