

**SEND TAX NOTICE TO:**

(Name) Julie King  
(Address) 570 Hwy 5  
Wiltsville Ala 35186

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

That in consideration of Fifty Five Thousand and no/100----- DOLLARS

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

Charles E. Benefield, a single man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Julie King and Robin Holtz

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

Shelby County, Alabama to-wit:

Part of Lot 4 of Weaver's Survey as recorded in Map Book 9, Page 153, in the Judge of Probate Office, Shelby County, Alabama, being more particularly described as follows: Commence from the SE corner of the SE 1/4 of the NE 1/4 of Section 17, Township 21 South, Range 1 East; thence run Northerly along the East line thereof for 258.03 feet; thence 88 degrees 46 minutes 29 seconds left run Westerly 340.07 feet to the point of beginning; thence continue last described course for 195.83 feet to the Easterly right of way of Shelby County Highway #5 and a curve concaved Northeasterly (having a radius of 1629.67 feet and a central angle of 6 degrees 50 minutes 56 seconds); thence 87 degrees 24 minutes 59 seconds right to chord of said curve run Northerly along said curve and right of way a chord distance of 194.69 feet; thence 76 degrees 17 minutes 04 seconds right from said chord run northeasterly 203.34 feet; thence 104 degrees 09 minutes 04 seconds right run Southerly 251.74 feet to the point of beginning.  
According to survey of Thomas E. Simmons, RLS #12945, dated August 18, 1997.

Subject to taxes for 2002 and subsequent years, easements, restrictions, rights of way and permits of record.

\$49,500.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

02/07/2002-06573  
11:30 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 16.50

TO HAVE AND TO HOLD Unto the said GRANTEES 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 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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 5th day of February, 2002.

WITNESS:

\_\_\_\_\_(Seal) Charles E. Benefield (Seal)  
Charles E. Benefield  
\_\_\_\_\_(Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_ (Seal)

**STATE OF ALABAMA**  
Shelby }  
COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles E. Benefield 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of January A. D., 19 2002

My Commission Expires: 10/16/04

Notary Public.

Inst # 2002-06573