


SEND TAX NOTICE TO: CHARLES E. BENEFIELD, AN UNMARRIED MAN 570 HIGHWAY 5, WILSONVILLE, AL 35186

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)


20020606000266070 Pg 1/2 17:50
Shelby Cnty Judge of Probate, AL
06/06/2002 09:55:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TEN DOLLARS AND NO/100 (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I CHRISTINE WHITE POWELL, AN UNMARRIED WOMAN (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, CHARLES E. BENEFIELD, AN UNMARRIED MAN (herein referred to as GRANTEES), the following described real estate situated in SHELBY County, Alabama, to-wit:

SEE ATTACHED SCHEDULE "A" FOR LEGAL DESCRIPTION

CHRISTINE WHITE POWELL IS ONE AND THE SAME AS CHRISTINE BENEFIELD.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.
- (4) TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVELEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN REAL RECORD 005, PAGE 815.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And I (we) do for myself(ourselves) and for my(our) heirs, executors and administrators covenant with said GRANTEES, their heirs and assigns, that I(we) am(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(we) have hereunto set my(our) hand(s) and seal(s), on MAY 30, 2001.



CHRISTINE WHITE POWELL

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that CHRISTINE WHITE POWELL, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, (s)he (they) executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on MAY 30, 2001.

My commission expires: 03-26-2005 Notary Public


Notary Public

SCHEDULE A

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 22 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.