

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA)

GRANTEE'S ADDRESS:
Jeffrey B. Benson
108 Tintern Abbey
Alabaster, Alabama 35007

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Fifty-Two Thousand Five Hundred and 00/100 (\$52,500.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Elizabeth Goff Shackelford, a married person** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Jeffrey B. Benson and Susan P. Benson, husband and wife**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See attached Exhibit "A" for legal description.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$42,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

This property is not the homestead of the Grantor as defined by the Code of Alabama.

EGS

Elizabeth Goff Shackelford and Elizabeth Gertrude Phillips are one and the same person.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 17th day of June, 2002.

Elizabeth Goff Shackelford
Elizabeth Goff Shackelford

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Elizabeth Goff Shackelford, a married person, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17th day of June, 2002.

[Signature]

NOTARY PUBLIC
My Commission Expires: 2-20-03

PEGGY I. MURPHREE
MY COMMISSION EXPIRES FEBRUARY 20, 2003

EXHIBIT "A"

A tract of land located in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 36, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the SE corner of the above mentioned $\frac{1}{4}$ - $\frac{1}{4}$, thence North 90 deg. 00 min. 00 sec. West, a distance of 42.80 feet (map); thence North 02 deg. 03 min. 42 sec. West, a distance of 576.88 feet (meas.) 577.55 (map); thence South 77 deg. 40 min. 30 sec. West, a distance of 528.26 feet to the Point of Beginning; thence South 77 deg. 30 min. 07 sec. West, a distance of 68.90 feet (meas.) 69.15 (deed); hence North 43 deg. 35 min. 35 sec. West, a distance of 707.79 feet (meas.) 714.31 (deed); thence South 89 deg. 50 min. 38 sec. East, a distance of 498.82 feet (meas.) 502.80 feet (deed); thence South 06 deg. 29 min. 35 sec. East, a distance of 499.55 feet (meas.) 499.70 (deed) to the point of beginning; being situated in Shelby County, Alabama.

ALSO, a 30 foot non-exclusive easement described as follows:

Commence at the SE corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 36, Township 21 South, Range 3 West, Shelby County, Alabama; thence North 90 deg. 00 min. 00 sec. West, a distance of 42.80 feet; thence North 02 deg. 03 min. 42 sec. West, a distance of 546.39 feet to the Point of Beginning, said point lying on the westerly right of way line of Shelby county Highway # 107 (60' ROW); thence continue along the last described course and said ROW line, a distance of 30.49 feet; thence South 77 deg. 40 min. 30 sec. West and leaving said ROW line, a distance of 528.26 feet; thence South 12 deg. 19 min. 30 sec. East, a distance of 30.00 feet; thence North 77 deg. 40 min. 30 sec. East, a distance of 522.83 feet to the point of beginning.

Also;

An easement 30' wide for the purposes of ingress, egress and utilities, 15 feet on each side of the following described centerline:
Commence at the SE corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 36, Township 21 South, Range 3 West, Shelby County, Alabama; thence run Westerly along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 42.8 feet to a point on the West right-of-way of Shelby County Highway #107; thence turn right 87 deg. 56 min. 17 $\frac{1}{2}$ sec. along said right-of-way a distance of 577.55 feet; thence turn left 99 deg. 53 min. 17 $\frac{1}{2}$ sec. a distance of 521.59 feet; thence turn left 90 deg. 00 min. a distance of 15' to the point of beginning of said centerline; thence turn right 90 deg. 00 min. a distance of 50' to the end of said centerline. Said easement is located adjacent to and south of that certain parcel described in Deed Book 287, Page 186, as recorded in the Office of the Judge of Probate, Shelby County, Alabama.

