

✓ Send Tax Notice to:
Betty B. Dorough
P.O. Box 67
Shelby, AL 35143

This instrument prepared by:
THOMAS A. NETTLES, IV
ESPY, NETTLES, SCOGIN AND BRANTLEY, P.C.
P.O. Box 2786
Tuscaloosa, AL 35403
(205) 758-5591

STATE OF ALABAMA §
SHELBY COUNTY §

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ten (\$10.00) Dollars, and other good and valuable consideration, to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, Velma Benson, an unmarried woman, Eddie Eugene Benson, a married man and Betty B. Dorough, a married woman, herein referred to as GRANTORS, do grant, bargain, sell and convey unto the Benson Family, LLC, herein referred to as GRANTEE, all of our interests in the following described real estate situated in Shelby County, Alabama, which does not constitute the homestead of any of the GRANTORS, to-wit:

Parcel 1

Part of the NE 1/4 of SW 1/4 of Section 18, Township 22 South, Range 1 East, more particularly described as follows: Starting at the northwest corner of the SE 1/4 of NW 1/4 of Section 18; thence run South 3 deg. and 30 min. East, along the west boundary of said SE 1/4 of NW 1/4 and NE 1/4 of SW 1/4 1834.2 feet; thence run south 77 deg. 30 min. East, 127.0 feet for a point of beginning of the tract of land herein described; thence run south, 4 deg. east, 453.2 feet; thence run north 53 deg. and 45 min. east, along right of way of L & N Railroad 287.3 feet; thence continue along right of way of railroad north, 57 deg. and 15 min. east, 197.6 feet; thence run north, 26 deg. And 30 min. west, 415.0 feet; thence south, 50 deg. and 25 min. West 319.4 feet to beginning; containing 4.0 acres, more or less, and being situated in Shelby County, Alabama.

There is excepted herefrom mineral and mining rights.

Parcel 2

Begin at the point where the east line of the NE 1/4 of SW 1/4 of Section 18, Township 22, Range 1 East crosses the north right of way line of the Louisville and Nashville Railroad and run thence south, 63 deg. 35 min. west, along the north boundary line of said railroad right of way a distance of 840.8 feet to an iron stake; run thence north, 26 deg. 30 min. west, a distance of 415 feet to an iron stake; run thence south, 50 deg. 25 min. west, 319.4 feet, more or less, to a point on the east right of way line of the Columbiana Shelby paved road; thence along same in a northerly direction 278.3 feet to the southwest corner of a parcel of land heretofore conveyed on October 20, 1952, as shown by deed recorded in Deed Book 156, page 63 in the Probate Office of Shelby County, Alabama; thence along said parcel of land north, 83 deg. 45 min. east 1239 feet to a point on the east line of said 40 acres; thence along same south, 3 deg. east, 222 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel 3

A part of the NE 1/4 of the SW 1/4 and part of the S 1/2 of NW 1/4 of Section 18, Township 22, Range 1 East, being more particularly described as follows: Begin at a point where the north right of way line of the Louisville and Nashville Railway intersects the East line of the NE 1/4 of the SW 1/4 of Section 18, Township 22, Range 1 East and go thence south 65 deg. 30 min. West 840 feet along the North margin of said right of way, thence North 26 deg. 30 min. West 415 feet, thence south 50 deg. 25 min. West 319.4 feet, more or less, to a point on the East right of way line of the Columbiana-Shelby Road, thence along the East right of way line of said road North 11 deg. 43 min. West 947.3 feet, thence North 83 deg. 45 min. East 1329 feet to the East line of the SE 1/4 of NW 1/4 of said Section 18; thence South 882 feet to the point of beginning.

Parcel 4

A part of the S 1/2 of NW 1/4 of Section 18, Township 22, Range 1 East, being more particularly described as follows: Commence at the point where the East line of the NE 1/4 of SW 1/4 of Section 18, Township 22, Range 1 East crosses the north right of way line of the L & N Railroad and run north, 3 deg. west, 882 feet to the point of beginning of the land herein conveyed; (said point being the northeast corner of the property heretofore conveyed to Velma Benson), from said point of beginning, run south 83 deg. 45 min. West, 1329 feet to the east right of way line of the Columbiana-Shelby paved road; thence run in a northwesterly direction along the east right of way line of said road to the north line of the S W 1/4 of NW 1/4; run thence north, 87 deg. 55 min. East, 176 feet, more or less, to the northeast corner of said SW 1/4 of NW 1/4; thence continue north, 87 deg. 55 min. East 1320.4 feet to the northeast corner of SE 1/4 of NW 1/4; thence South, 3 deg. east, 841.5 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

Parcel 5

Begin 12 feet west of SE corner of SW 1/4 of NW 1/4 of Section 18, Township 22, Range 1 East; thence along South boundary line of said forty South 87 deg. 55' West 388 feet; thence North 3 deg. 30' West 250 feet; thence North 87 deg. 55' East 353 feet to Shelby and Columbiana Highway; thence South 10 deg. 35' East 258 feet to point of beginning, containing 2.12 acres, more or less, being in SW 1/4 of NW 1/4, Section 18, Township 22, Range 1 East Shelby County, Alabama. Except present highway right of way of Columbiana-Shelby Road.

Parcel 6

A part of the S 1/2 of SW 1/4 of Sec. 1, Township 24 North, Range 15 East described as follows: To find the point of beginning start at the SW corner of said Section 1; thence northeastwardly along a road as follows: North 75 deg. 45 min. East a distance of 391.7 feet to a point; thence North 30 deg. 15 min. East a distance of 198.3 feet to a point; thence North 38 deg. 06 min. East a distance of 290.7 feet to a point; thence North 42 deg. 34 min. East a distance of 25 feet to a point; thence North 88 deg. 58 min. East a distance of 186 feet to a point; thence North 88 deg. 33 min. East a distance of 200.4 feet to a point which is the point of beginning; thence North 76 deg. 54 min. East a distance of 100 feet to a point; thence North 3 deg. 58 min. East a distance of 62.8 feet to a point; thence North 82 deg. 51 min. West a distance of 102 feet to a point; thence South 0 deg. 18 min. West 97.7 feet to the point of beginning.

Also a part of the S 1/2 of SW 1/4 of Sec. 1, Township 24 North, Range 15 East described as follows: To find the point of beginning start at the SW corner of said Section 1; thence northeastwardly along road as follows: North 75 deg. 45 min. East a distance of 391.7 feet to a point; thence North 30 deg. 15 min. East a distance of 198.3 feet to a point; thence North 38 deg. 06 min. East a distance of 290.7 feet to a point; thence North 42 deg. 34 min. East a distance of 25 feet to a point; thence North 88 deg. 58 min. East a distance of 186 feet to a point; thence North 88 deg. 33 min. East a distance of 200.4 feet to a point; thence North 76 deg. 54 min. East a distance of 100 feet to a point which is the point of beginning; thence North 83 deg. 58 min. East a distance of 100 feet to a point; thence North 0 deg. 21 min. West a distance of 85.3 feet to a point; thence South 70 deg. 46 min. West a distance of 100 feet to a point; thence South 3 deg. 58 min. West a distance of 62.8 feet to point of beginning.

Subject to Existing rights of way and easements, and particularly the Alabama Power Company flood rights to 425 foot datum plane contour as recorded in "Final Record" Probate Office of Shelby County, Book 7, page 51.

LESS AND EXCEPT THE FOLLOWING PARCEL OF LAND:

Home Place

A part of the South Half (S 1/2) of the North West Quarter (NW 1/4) of Section 18, Township 22 South, Range 1 East, being more particularly described as follows: Commence at the point where the north line of said South Half of said NW 1/4 intersects the east right-of-way of County Road 47 (Columbiana-Shelby Road): thence run southeast along the east right-of-way of said County Road 47 a distance of 205.6 feet to the point of beginning of the parcel of land herein described. Thence continue southeast along said east right-of-way a distance of 422.9 feet; thence turn left 90 degrees and run northeast a distance of 515.22 feet; thence turn left 90 degrees and run northwest a distance of 422.9 feet; thence turn left 90 degrees and run southwest a distance of 515.22 feet to the point of beginning. Being 5 acres, more or less and situated in Section 18, Township 22 South, Range 1 East, Shelby County, Alabama.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto belonging or in any wise appertaining to in fee simple.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEE its successor or assigns forever. And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEE, its successor and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that we are entitled to the immediate possession thereof; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its successor and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 2 day of Oct, 2002.

Velma Benson
VELMA BENSON

Betty B. Dorrough
BETTY B. DOROUGH

Eddie Eugene Benson
EDDIE EUGENE BENSON

STATE OF ALABAMA §
COUNTY OF SHELBY §

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Velma Benson, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 2nd day of October, 2002.

Lance Brasher
NOTARY PUBLIC
My Commission Expires: 12-2-04

STATE OF ALABAMA §
COUNTY OF SHELBY §

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Eddie Eugene Benson, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, 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 on this the 2nd day of October, 2002.

Lance Brasher
NOTARY PUBLIC
My Commission Expires: 12-2-04

STATE OF ALABAMA §
COUNTY OF SHELBY §

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Betty B. Dorough, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 2nd day of October, 2002.

Lance Brasher
NOTARY PUBLIC
My Commission Expires: 12-2-04