


To correct name of
Edward to Edmund R. Benson

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**


20040518000263770 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
05/18/2004 15:50:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of EIGHTEEN THOUSAND FIVE HUNDRED DOLLARS (\$18,500.00) plus interest, as acknowledged in attached mortgage to the undersigned grantor (whether one or more), we George Martin and wife Barbara Martin (herein referred to as grantor) bargain, sell and convey unto Sarah K. Campbell and Edmund R. Benson (herein referred to as grantees), the following described real estate, situated in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A" FOR DESCRIPTION

Subject to all easements, restrictions, rights of way and permits of record.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and we are lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, 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 said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13th day of May, 2004.

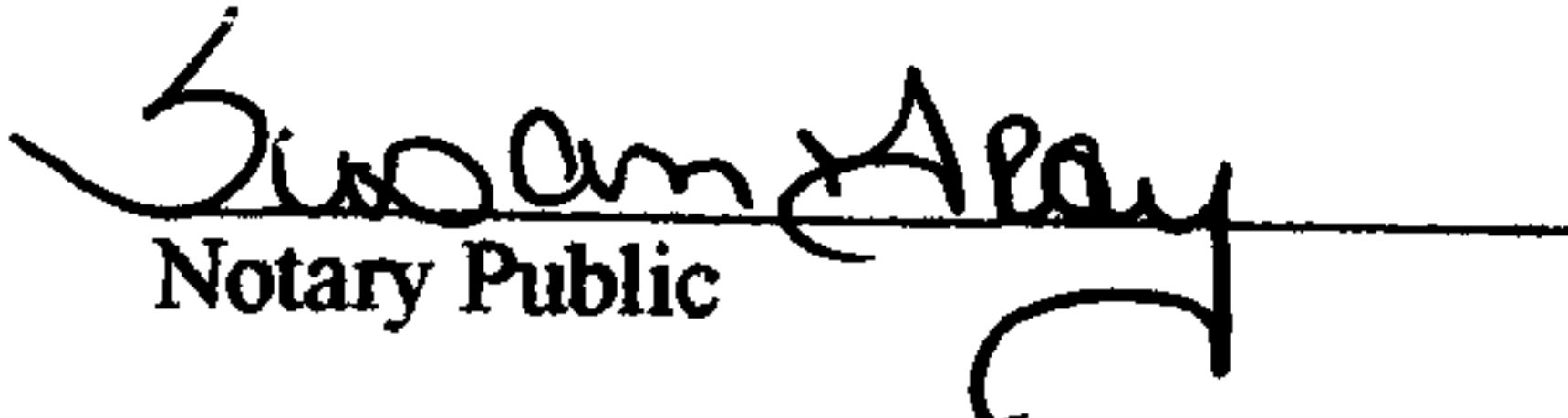

George Martin


Barbara Martin

State of Alabama
Shelby County

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

Given under my hand and official seal this 13th day of May, 2004.


Notary Public

My commission expires 10/16/04

LEGAL DESCRIPTION
EXHIBIT "A"

20040518000263770 Pg 2/2 15.00
Shelby Cnty Judge of Probate, AL
05/18/2004 15:50:00 FILED/CERTIFIED

Parcel #1: Beginning at the northeast corner of Lot 4A, A RESURVEY OF LOTS 4 & 5 PEBBLE CREEK, as recorded in Map Book 22, page 154, in the office of the Judge of Probate of Shelby County, Alabama, and run thence S 00 degrees 00'00" W a distance of 385.34' to a point; Thence run N 88 degrees 31'53" W a distance of 89.80' to a point; Thence run S00 degrees, 04'49" W a distance of 209.34' to a point; Thence run N 62 degrees, 43'20" W a distance of 500.75' to a point; Thence run N 16 degrees 15' 36" E a distance of 388.66' to a point; Thence run S 88 degrees 44'25" E a distance of 423.28 to the point of beginning, containing 5.26 acres more or less.

Parcel #3: commence at the NE corner of Lot 4A A RESURVEY OF LOTS 4 & 5, PEBBLE CREEK, as recorded in Map Book 22, page 154, in the office of the Judge of Probate of Shelby County, Alabama, Thence run S 00 degrees 00'00" W for 385.34', thence run 88 degrees 31'53" W for 89'80", thence run S 00 degrees 04'49" W for 400.79'; thence run S 60 degrees 48'22" W for 265.86' to the point of beginning, thence run N 49 degrees 06'13" W for 169.64' thence run S 24 degrees 33'16" W for 242.28' to a point on the northerly right of way line of Shelby County Highway No. 78; said point being situated on a curve to the left having a central angle of 07 degrees 29' 18" and a radius of 1015.14' thence run a long the arc of said curve for 132.67" thence run N 60 degrees 48', 22" E for 35.53' to the point of beginning containing .077 acres more or less.

Current Property Address: 1003 Mooney Road, Columbiana, Alabama 35051