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Shelby Cnty Judge of Probate, AL
09/02/2004 14:37:00 FILED/CERTIFIED

THIS INSTRUMENT PREPARED WITHOUT EVIDENCE C

This instrument was prepared by:

Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

Edmund R. Benson

76 SLEEPY HOLLOW CIRCLE
COLUMBIANA, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FIVE THOUSAND and NO/00 (\$5,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

A. E. ETRESS, A WIDOWED MAN

grant, bargain, sell and convey unto,

EDMUND R. BENSON

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.
Situated in Shelby County, Alabama.

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

Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the household of the grantor, or of his spouse.

Legal Description provided by grantee herein.

NONE of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1ST day of SEPTEMBER 2004.

X Ch E. Etress
A. E. ETRESS

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that
A. E. ETRESS

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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of September, 2004.

Judy Bates
Notary Public

My Commission Expires: 10-08-07

Exhibit "A"
Legal Description

LEGAL DESCRIPTION PARCEL-1:

COMMENCE AT THE SOUTHEAST CORNR OF THE SE 1/4 OF THE NW 1/4 OF SECTION 15, T-24N, R-15E, SHELBY CO., AL. AND RUN N 00 22'30"E FOR 825.04 FT. THENCE RUN S 56 27'49"W FOR 258.67 FT. THENCE RUN S 37 37'19"E FOR 235.07 FT. THENCE RUN S 56 27'49"W FOR 421.20 FT. TO THE POINT OF BEGINNING. FROM SAID POB, RUN N 38 25'36"W FOR 232.04 FT. THENCE RUN S 55 34'24"W FOR 58.45 FT. THENCE RUN S 77 29'18"W FOR 238.60 FT. THENCE RUN S 56 28'05"W FOR 210.00 FT. TO THE EAST RIGHT OF WAY OF COUNTY ROAD 47. THENCE ALONG SAID ROAD, S 30 49'21"E FOR 500.62 FT. THENCE LEAVING SAID ROAD, RUN N 61 06'25"E FOR 318.87 FT. THENCE RUN N 49 34'07"E FOR 257.33 FT. THENCE RUN N 45 37'08"W FOR 183.12 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 5.96 ACRES MORE OR LESS.

THE ABOVE PARCEL SUBJECT TO THE FOLLOWING INGRESS EGRESS AND UTILITY EASEMENT.
LEGAL DESCRIPTION FOR A 25 FT. INGRESS, EGRESS, AND UTILITY EASEMENT:
COMMENCE AT THE SOUTHEAST CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 15, T-24N, R-15E, SHELBY CO., AL. AND RUN N 00 22'30"E FOR 542.51 FT. THENCE RUN S 56 27'49"W FOR 505.50 FT. THENCE RUN N 38 25'36"W FOR 232.04 FT. TO THE POINT OF BEGINNING OF A 25 FT. INGRESS, EGRESS, AND UTILITY EASEMENT. FROM SAID POINT OF BEGINNING, RUN S 55 34'24"W FOR 58.45 FT. THENCE RUN S 77 29'18"W FOR 238.60 FT. THENCE RUN S 56 28'05"W FOR 210.00 FT. TO THE EAST RIGHT OF WAY OF COUNTY ROAD 47. THENCE RUN ALONG SAID ROAD, S 30 47'06"E FOR 225.00 FT. SAID EASEMENT BEING 25 FT. IN WIDTH AND LEFT OF THE ABOVE DESCRIBED LINES, AND FOR INGRESS, EGRESS, AND UTILITY PURPOSES.

Further described as Parcel I of the etress & Broadhead Subdivision.