

### SEND TAX NOTICE TO:

Name:

Ms. Donna Daffron Address: P. O. Box 1024

Columbiana, AL 35051

THIS INSTRUMENT WAS PREPARED BY WALLACE, ELLIS, FOWLER & HEAD P.O. Box 587 Columbiana, Alabama 35040

## WARRANTY DEED

STATE OF ALABAMA SHELBY COUNTY

# KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR (\$1.00) and other good and valuable considerations to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, we, Donna D. Benson and husband, Christopher A. Benson, (herein referred to as grantors), do grant, bargain, sell and convey unto Donna D. Benson, (herein referred to as grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A" for legal description of subject property, which is incorporated herein by reference and made a part hereof as if fully set out herein.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that said property is 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 the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 23rd day of January \_\_\_\_, 2006.

Donna D. Benson

A. Densen Litelle

Christopher A. Benson

(SEAL)

## STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Donna D. Benson, a married woman, 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 conveyance, she executed the same voluntarily on the day the same bears date.

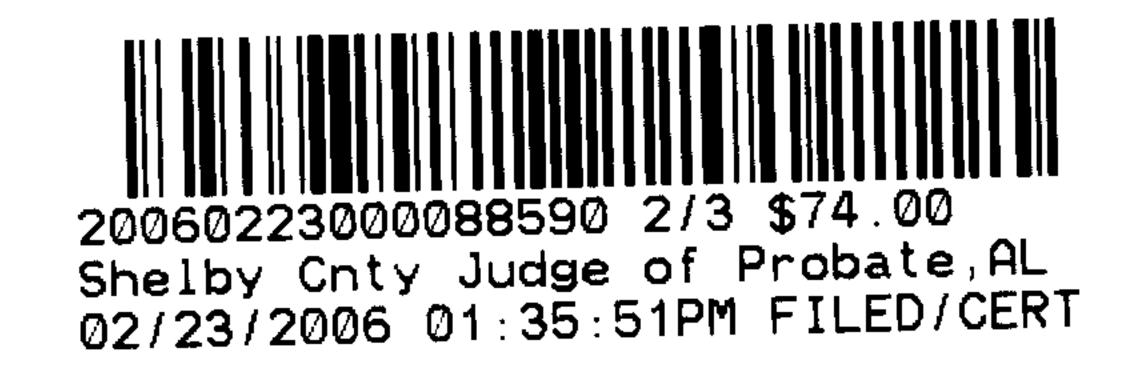
Given under my hand and official seal this 23rd day of January 2006.

Novary Public

Lance E. Culver

## STATE OF ALABAMA COUNTY OF SHELBY

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I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Christopher A. Benson, a married man, 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of January, 2006. Notary Public Es Culver My Commission Expires: 1-4-09

# EXHIBIT "A" LEGAL DESCRIPTION

### PARCEL I:

A parcel of land located in the North 1/2 of the Northeast 1/4 of Section 34, Township 21 South, Range 1 West, described as follows:

Commence at the Northeast corner of said Section 34 and run South along the East line of said Section 874.91 feet to a point on the Northerly right of way of State Highway #25, said point being on a curve to the right, having a central angle of 29 degrees 33 minutes 19 seconds and a radius of 2332.92 feet; thence right 68 degrees 07 minutes 29 seconds to tangent of said curve and run Westerly along curve 1203.41 feet; thence run tangent to curve in a Westerly direction 216.59 feet; thence left 100 degrees 20 minutes 09 seconds and run Southerly leaving said right of way 210.00 feet to the point of beginning; thence continue Southerly along last course 210.00 feet; thence right 90 degrees and run Westerly 105.00 feet; thence right 90 degrees and run Northerly 210.00 feet; thence right 90 degrees and run Easterly 105.00 feet to the point of beginning.

#### PARCEL II:

A parcel of land located in the North 1/2 of the Northeast 1/4 of Section 34, Township 21 South, Range 1 West, described as follows:

Commence at the Northwest corner of said Section 34 and run South along the East line of said Section 874.91 feet to a point on the Northerly right of way of State Highway #25, said point being on a curve to the right having a central angle of 29 degrees 33 minutes 19 seconds and a radius of 2332.92 feet; thence right 68 degrees 07 minutes 29 seconds to tangent of said curve and run Westerly along curve 1203.41 feet; thence run tangent to curve in a Westerly direction 216.59 feet; thence left 100 degrees 20 minutes 09 seconds and run Southerly leaving said right of way 420.00 feet; thence right 90 degrees and run Westerly 105.00 feet to the point of beginning; thence continue along last course 50.00 feet; thence right 90 degrees and run Northerly 210.00 feet; thence right 90 degrees and run Easterly 50.00 feet; thence right 90 degrees and run Southerly 210.00 feet to the point of beginning.

### PARCEL III:

An easement for ingress, egress, and utilities over and across the existing driveway situated on the following described property, to-wit:

A parcel of land located in the North 1/2 of the Northeast 1/4 of Section 34, Township 21 South, Range 1 West, described as follows: Commence at the Northeast corner of said Section 34, and run South along the East line of said Section 874.91 feet to a point on the Northerly right of way of State Highway #25, said point being on a curve to the right, having a central angle of 29 degrees 33 minutes 19 seconds and a radius of 2332.92 feet; thence right 68 degrees 07 minutes 29 seconds to the tangent of said curve and run Westerly along curve 1203.41 feet; thence run tangent to curve in a Westerly direction 216.59 feet; thence left 100 degrees 20 minutes 09 seconds and run Southerly leaving said right of way 420.00 feet to the point of beginning; thence continue along last course 31.47 feet; thence right 89 degrees 50 minutes 39 seconds and run Westerly 420.00 feet; thence right 90 degrees on minutes 31 seconds and run Northerly 242.61 feet; thence right 90 degrees and run Easterly 265.00 feet; thence right 90 degrees and run Southerly 210.00 feet; thence left 90 degrees and run Easterly 155.00 feet to the point of beginning.

## EASEMENT:

An easement for ingress, egress, and utilities located in the Northwest 1/4 of the Northeast 1/4 of Section 34, Township 21 South, Range 1 West, described as follows: Commence at the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of said Section 34 and run West along the South line of said 1/4-1/4 Section 1307.51 feet to the Southwest corner of said 1/4-1/4; thence right 11 degrees 11 minutes 53 seconds a distance of 498.09 feet, more or less, to the EAst boundary of parcel ID #58-21-8-34-1-001-034, and the point of beginning of the centerline of a 25-foot easement; thence left 15 degrees 35 minutes 31 seconds to tangent of a curve to the right having a central angle of 73 degrees 21 minutes 51 seconds and a radius of 92.32 feet and run along said curve and centerline of easement 118.21 feet; thence run tangent from curve along centerline of easement 141.16 feet; thence left 8 degrees 02 minutes 15 seconds and run along centerline of easement 55 feet, more or less, to the Southeasterly right of way of State Highway #25.

According to survey of Rodney Y. Shiflett, RLS #21784, dated April 23, 2001.

SIGNED FOR IDENTIICATION:

Shelby County, AL 02/23/2006
State of Alabama

Deed Tax:\$57.00

Christopher A. Benson